

**STAFF REPORT****2020-04P: Subdivision**

Community Development Department

Council Chambers, 7:30 PM, March 5, 2020

To: Paul Luke, Chairman, Skokie Plan Commission  
 From: Mike Voitik, Associate Planner  
 Re: **2020-04P: Subdivision**  
 7770 Frontage Road

Related Cases – 2020-03P: Zoning Map Amendment  
 2020-05P: Parking Determination  
 2020-06P: Site Plan Approval

<b>General Information</b>	
<i>Location</i>	7770 Frontage Road
<i>Purpose</i>	To resubdivide 2 existing lots into 1 lot in an R2 Single-Family zoning district with dedications adjacent to Frontage Road and Gross Point Road to place portions of the existing sidewalk within the right-of-way, and any relief that may be discovered during the review of this case.
<i>Petitioner</i>	Sirius Computer Solutions, Inc., on behalf of Arie Crown Hebrew Day School
<i>Size of Site</i>	518,080 square feet (11.89 acres) with frontage on Frontage Road and Gross Point Road
<i>Existing Zoning &amp; Land Use</i>	R2 Single-Family – consulting service, research and development service
<i>Adjacent Zoning &amp; Land Use</i>	North M1 Office Assembly Industry – consulting service, automobile rental, extermination and pest control service, art restoration service, food and beverage manufacturing, conventional warehouse, direct selling establishment, medical and diagnostic laboratory, investigation and security service, sign manufacturing, janitorial service, special trades contractor, periodical publisher, property management service
	South M1 Office Assembly Industry – office and administrative service, conventional warehouse, wholesale trade establishments M2 Light Industry – landscaping service
	East R2 Single-Family – detached residences R2 Single-Family Residence (Village of Morton Grove) – detached residences

	West	R2 Single-Family – senior high school M1 Office Assembly Industry – transportation equipment manufacturing
<i>Comprehensive Plan</i>	The site is designated as manufacturing/service employment.	

**SITE INFORMATION**

- Public sidewalks run along Frontage Road and Gross Point Road.
- Driveways provide access to the subject site from Frontage Road and Gross Point Road.
- Overhead utilities run along the west side of the subject site, adjacent to Gross Point Road.
- The Pace 225 Central-Howard bus runs along Howard Street, 2 blocks to the south of the subject site. The Pace 226 Oakton Street bus runs along Oakton Street, 2 blocks to the north of the subject site.

**PETITIONER’S SUBMITTAL**

The petitioner is requesting to resubdivide 2 existing lots into 1 lot in an R2 Single-Family zoning district with dedications adjacent to Frontage Road and Gross Point Road to place portions of the existing sidewalk within the right-of-way. The new lot will contain the campus for the Arie Crown Hebrew Day School.

The subdivision will include a 2.00’-wide right-of-way dedication along Frontage Road and a 3.00’-wide right-of-way dedication along Gross Point Road in order to place portions of the existing sidewalks within the rights-of-way.

**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 supports the proposed subdivision. The subdivision is required because the existing property spans multiple subdivisions and Cook County does not allow tax parcels in separate subdivisions to be combined through the simple PIN consolidation process. The dedications of right-of-way along Frontage Road and Gross Point Road will reduce the petitioner’s liability of having publicly-used infrastructure located on private property.

## **STAFF RECOMMENDATIONS**

Staff recommends that the petitioner's request to resubdivide 2 existing lots into 1 lot at 7770 Frontage Road, with a 2.00'-wide right-of-way dedication along Frontage Road and a 3.00'-wide right-of-way dedication along Gross Point Road to place portions of the existing sidewalks within the rights-of-way, in an R2 Single-Family zoning district be **APPROVED** subject to the conditions listed below.

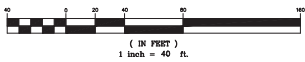
## **RECOMMENDED SUBDIVISION CONDITIONS**

1. Upon the passage of the ordinance by the Board of Trustees, the Mylar of the Arie Crown Hebrew Day School Subdivision must be submitted to the Village with all signatures other than Village staff or elected officials.
2. The Arie Crown Hebrew Day School Subdivision shall be effective upon its recording by the Village in the Office of the Recorder of Deeds of Cook County, Illinois.
3. All monuments must be set no later than 1 year after the date of the recording of the plat.
4. If work is to be performed on public property or if public property is utilized or impacted during construction and or development, the owners must provide, or must cause the developer and/or contractor to provide, the Village of Skokie with a certificate of insurance naming the Village of Skokie as additionally insured for any and all claims related to any and all work. The owners shall hold, and shall cause the developer and/or contractor to hold, the Village of Skokie harmless and indemnify the Village for any and all claims for property damage or personal injury related to work on or use of public property.
5. The petitioner must comply with all Federal and State statutes, laws, rules and regulations and all Village codes, ordinances, rules, and regulations.

## **ATTACHMENTS**

1. Arie Crown Hebrew Day School Subdivision, dated February 20, 2020
2. Land Use and Zoning Map

GRAPHIC SCALE

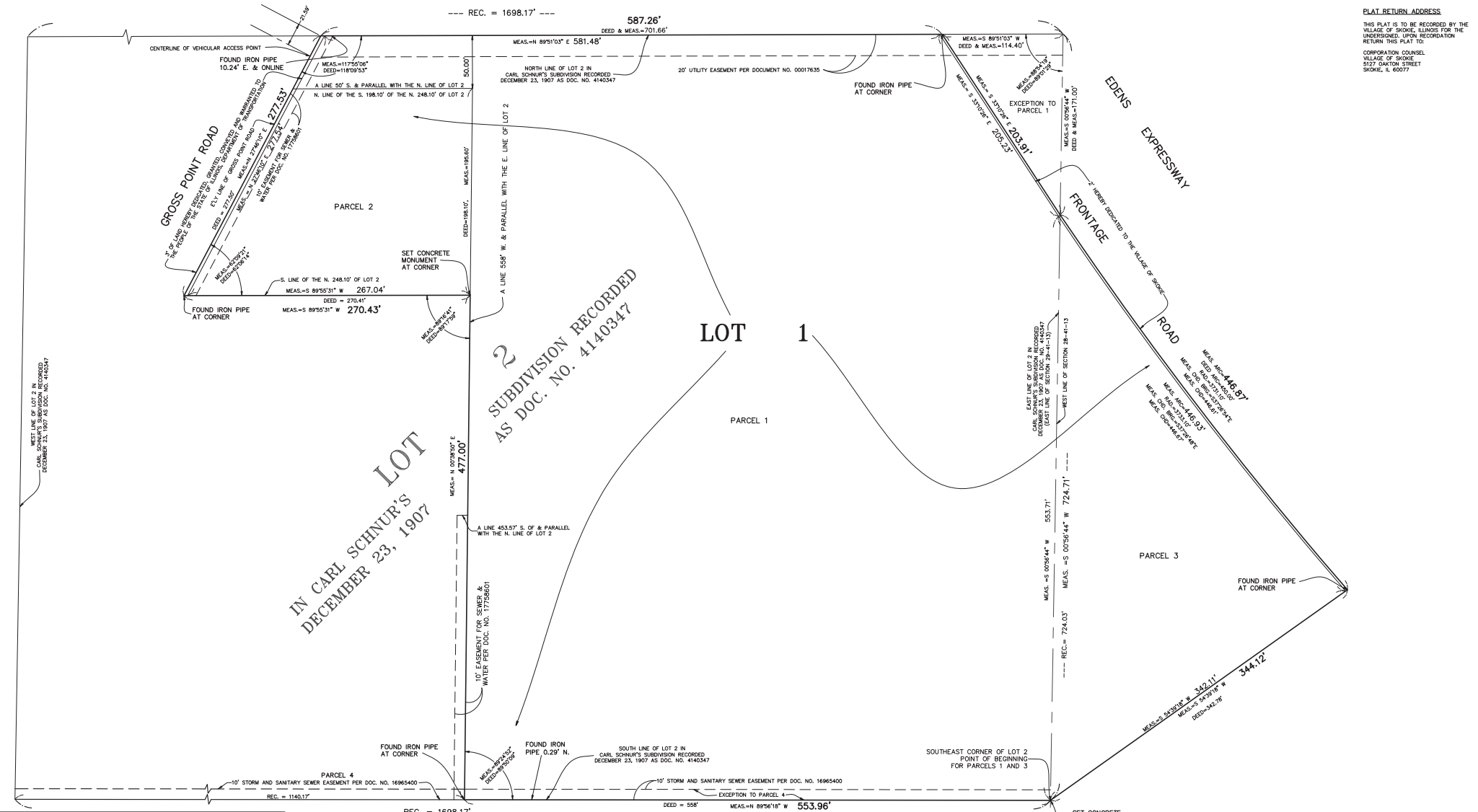


# ARIE CROWN HEBREW DAY SCHOOL SUBDIVISION

BEING PART OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH PART OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COOK COUNTY PERMANENT IDENTIFICATION NUMBERS (PINS)  
10-28-115-004-0000  
10-29-210-004-0000

**PLAT RETURN ADDRESS**  
THIS PLAT IS TO BE RECORDED BY THE VILLAGE OF SKOKIE, ILLINOIS FOR THE UNDERSIGNED, UPON RECORDECTION RETURN THIS PLAT TO:  
CORPORATION COUNSEL  
VILLAGE OF SKOKIE  
3122 OAKTON STREET  
SKOKIE, IL 60077



IN CARL SCHNUR'S  
DECEMBER 23, 1907

SUBDIVISION RECORDED  
AS DOC. NO. 4140347

**GENTILE & ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS  
1501 S. ST. CHARLES PLACE  
LOMBARD, ILLINOIS 60148  
PHONE (630) 916-6262

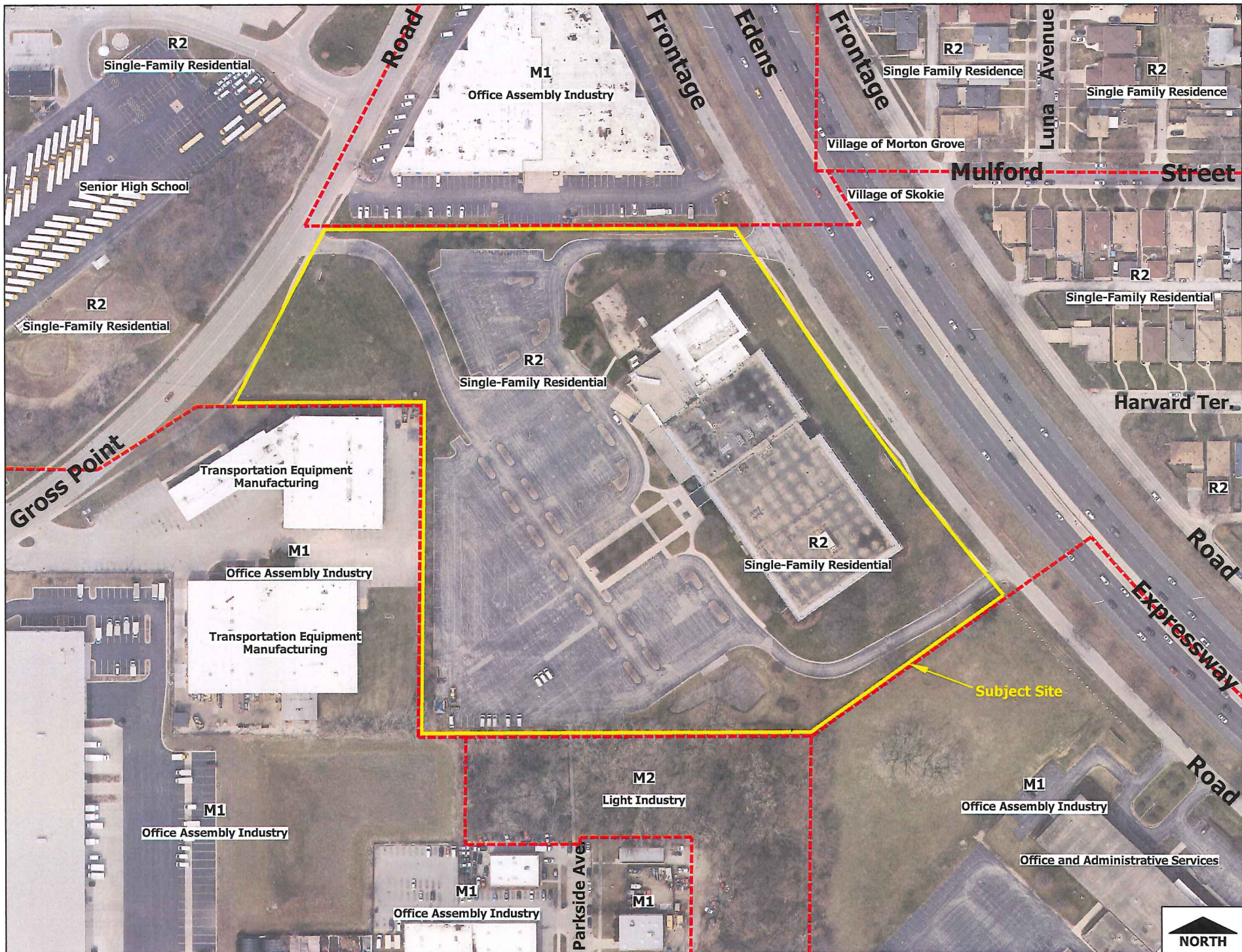
PREPARED FOR: ERIKSSON ENGINEERING ASSOCIATES, LTD  
DRAWN BY: M/MG  
ORDER NO.: 19-21009-20 CONSOL-REV 3  
SHEET 1 OF 2

ILLINOIS PROFESSIONAL DESIGN  
FIRM LICENSE NO. 184.002870

NO.	DATE	DESCRIPTION	BY
3	02/20/2020	REVISION DIMENSIONS	M/MG
2	02/18/2020	REVISED PER VILLAGE COMMENTS DRAWS 02/18/2020	M/MG
1	02/14/2020	REVISED PER VILLAGE COMMENTS DRAWS 02/02/2020	M/MG







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