To: Paul Luke, Chairman, Skokie Plan Commission  
From: Mike Voitik, Associate Planner  
Re: **2018-48P: Subdivision**  
7515-7555 Linder Avenue and 7520 Long Avenue

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| **Adjacent Zoning & Land Use** | North: M1 Office Assembly Industry - vacant office building, vacant detached residence, lawn power equipment repair  
M2 Light Industrial - detached residences  
South: M1 Office Assembly Industry - wholesale trade establishment; vacant technical, trade, and specialty school  
East: M1 Office Assembly Industry - public works facility  
West: M1 Office Assembly Industry - food and beverages manufacturing with limited retail sales, consulting services |

**Comprehensive Plan**  
The site is designated as manufacturing/service employment.

**SITE INFORMATION**

- A public sidewalk runs along Howard Street.
- Driveways provide access to the subject site from Linder Avenue and Long Avenue.
• Overhead utilities run along the north side of the subject site, along the eastern two-thirds of the south side of the subject site, and in a north-south direction along the property line between 7515-7555 Linder Avenue and 7520 Long Avenue.
• The site is served by the Pace 225 Central-Howard bus. The Pace 290 Touhy Avenue bus also provides limited service to the subject site.

PETITIONER’S SUBMITTAL
The petitioners are requesting to resubdivide 3 lots into 1 lot in an M1 Office Assembly Industry district. The new lot, which presently contains an industrial building that houses a commercial equipment rental service; a conventional warehouse; and vacant industrial space; along with a vacant, second industrial building, will be redeveloped into an industrial warehouse building.

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, which is necessary 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 subdivision is required to be heard by the Plan Commission because the subject site is 4 acres or greater in size. No dedications for right-of-way are required for this subdivision.

STAFF RECOMMENDATIONS
Staff recommends that the petitioners’ request to resubdivide 3 lots into 1 lot in an M1 Office Assembly Industry 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 Linder Subdivision must be submitted to the Village with all signatures other than Village staff or elected officials.
2. The Linder 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. The petitioner must submit to the Planning Division electronic files of the plat of subdivision in approved and finalized form. The files must be scaled drawing files in AutoCAD format (version 2010 or older). The drawings must be formatted to SPCS, NAD83, HARN 2007, with SPCS north being straight up, and the primary units in U.S. Survey Feet. All elements must be contained within a single file, no XREF or PDF attachment files shall be used.

5. 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.

6. The petitioner must comply with all Federal and State statutes, laws, rules and regulations and all Village codes, ordinances, rules, and regulations.

**ATTACHMENTS**

1. Linder Subdivision, dated January 10, 2019
2. Plat of Survey, dated December 4, 2018
3. Land Use and Zoning Map
2018-48P - Subdivision: 7515-7555 Linder Avenue and 7520 Long Avenue