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  

<table>
<thead>
<tr>
<th><strong>General Information</strong></th>
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<tr>
<td><strong>Location</strong></td>
<td>7770 Frontage Road</td>
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<td><strong>Purpose</strong></td>
<td>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.</td>
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<td><strong>Petitioner</strong></td>
<td>Sirius Computer Solutions, Inc., on behalf of Arie Crown Hebrew Day School</td>
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<td><strong>Size of Site</strong></td>
<td>518,080 square feet (11.89 acres) with frontage on Frontage Road and Gross Point Road</td>
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<td><strong>Existing Zoning &amp; Land Use</strong></td>
<td>R2 Single-Family – consulting service, research and development service</td>
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| **Adjacent Zoning & Land Use** | 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 |

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

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**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.


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