STAFF REPORT

2019-03P: Subdivision

Community Development Department

To: Paul Luke, Chairman, Skokie Plan Commission
From: Mike Voitik, Associate Planner
Re: 2019-03P: Subdivision
3720 Touhy Avenue, 7227 Hamlin Avenue, and 3721 Chase Avenue

Related Cases –
- 2019-02P: Zoning Map Amendment
- 2019-04P: Site Plan Approval
- 2019-05P: Special Use Permit
- 2019-06P: Special Use Permit

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General Information

<table>
<thead>
<tr>
<th>Location</th>
<th>3720 Touhy Avenue, 7227 Hamlin Avenue, and 3721 Chase Avenue</th>
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<tbody>
<tr>
<td>Purpose</td>
<td>To resubdivide 5 lots into 4 lots in a B2 Commercial district with a 17.00 foot-wide dedication along Touhy Avenue and a 12.00 foot-wide dedication along Chase Avenue, and any relief that may be discovered during the review of this case.</td>
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<td>Petitioner</td>
<td>Skokie Development, LLC, on behalf of 3720 Property Owner, LLC, 7227 Property Owner, LLC, and 3721 Property Owner, LLC</td>
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<td>Size of Site</td>
<td>186,171 square feet (4.273 acres) with frontage on Touhy Avenue, Hamlin Avenue, and Chase Avenue</td>
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<td>Existing Zoning &amp; Land Use</td>
<td>B2 Commercial - vacant lot, vacant industrial building, sports and recreation education, vacant commercial space</td>
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Adjacent Zoning & Land Use

| North | M3 Industry - truck and freight transportation service, wholesale trade establishment, janitorial service |
| South | M3 Industry - automotive fuel station, car wash |
| South | MB Manufacturing and Business (Village of Lincolnwood) - electronics and appliances repair or service, clinic, vacant industrial building |
| East | B2 Commercial - department store, limited service restaurant with drive-through |
| West | R3 Residential (Village of Lincolnwood) - detached residences |

Comprehensive Plan

The site is designated as manufacturing/service employment.
SITE INFORMATION

- Public sidewalks run along Touhy Avenue, Hamlin Avenue, and Chase Avenue.
- Driveways provide access to the subject site from Touhy Avenue, Hamlin Avenue, and Chase Avenue.
- Overhead utilities run within the south side of and within and adjacent to the west side of the 7227 Hamlin Avenue property. Overhead utilities also run along a portion of the east side of the 3721 Chase Avenue property.
- The site is directly served by the Pace 290 Touhy Avenue bus.

PETITIONER’S SUBMITTAL

The petitioners are requesting to resubdivide 5 lots into 4 lots in a B2 Commercial district. Lot 1 will contain a Buona Beef limited service restaurant with 2 drive-through lanes and outdoor dining (cases 2019-05P and 2019-06P). Lot 2 will contain a portion of the common parking spaces and driveways for the entire planned development (case 2019-04P). Lot 3 will contain a medical clinic. Lot 4 will contain a commercial building.

The subdivision will include 2 dedications. A 17.00 foot-wide right-of-way dedication is requested along Touhy Avenue in order to widen the Village’s side of Touhy to a width of 50 feet, as required by Village Code. This dedication will also increase the width of the parkway, allowing for the westward extension of the existing multiuse path that terminates just east of the subject site. A 12.00 foot-wide dedication along Chase Avenue is requested in order to widen the south half of Chase to 33 feet as required by Village Code. The existing public sidewalk running along the south side of Chase will be shifted further to the south, placing it in alignment with the existing sidewalk to the east. A parkway will be added between the relocated sidewalk and the street and will contain grass and trees.

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 to be heard by the Plan Commission because the subject site is 4 acres or greater in size. The dedication of Touhy Avenue will be directed to the Illinois Department of Transportation because it has jurisdiction over the Touhy right-of-way within this area.
STAFF RECOMMENDATIONS

Staff recommends that the petitioners’ request to resubdivide 5 lots into 4 lots in a B2 Commercial 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 Buona Skokie Subdivision must be submitted to the Village with all signatures other than Village staff or elected officials.

2. The Buona Skokie 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. Buona Skokie Subdivision, dated March 14, 2019
2. ALTA/ACSM Land Title Survey for 3720 Touhy Avenue, dated September 21, 2016
3. ALTA/NSPS Land Title Survey for 7227 Hamlin Avenue, dated October 13, 2017
4. ALTA/NSPS Land Title Survey for 3721 Chase Avenue, dated April 16, 2016
5. Land Use and Zoning Map
BUONA SKOKIE SUBDIVISION

DIRECTOR OF ENGINEERING CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)

I, ANTHONY J. QUIGLEY, P.E., DIRECTOR OF ENGINEERING OF THE VILLAGE OF SKOKIE, HEREBY CERTIFY THAT THE ACCOMPANYING PLAT WAS APPROVED THIS ___ DAY OF ___ , A.D. 20___ , DIRECTOR OF ENGINEERING OF THE VILLAGE OF SKOKIE, DULY APPROVED BY THE SKOKIE VILLAGE BOARD APPROVAL CERTIFICATE.

GABRIELA PTASINSKA, I.P.L.S. No. 035-3893

I, GABRIELA PTASINSKA, I.P.L.S. No. 035-3893, AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157, AND THAT THE LICENSE EXPIRES: 11-30-2020

STATE OF ILLINOIS  )
COUNTY OF COOK  )

BY:

DRIVEWAYS TO STATE HIGHWAYS
WITH RESPECT TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT TO

ATTEST

STATE OF ILLINOIS  )
COUNTY OF COOK  )

IN THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

CERTIFICATIONS AND PROVISIONS

FOR REVIEW
PURPOSES ONLY