To: Paul Luke, Chairman, Skokie Plan Commission  
From: Mike Voitik, Associate Planner  
Re: **2019-10P: Subdivision**  
9726 and 9900 Gross Point Road

Related Cases -  
2019-09P: Zoning Map Amendment  
2019-11P: Site Plan Approval  
2019-12P: Special Use Permit

### General Information

<table>
<thead>
<tr>
<th><strong>Location</strong></th>
<th>9726 and 9900 Gross Point Road</th>
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<tbody>
<tr>
<td><strong>Purpose</strong></td>
<td>To resubdivide 2 lots into 1 lot in an R1 Single-Family zoning district, and any relief that may be discovered during the review of this case.</td>
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<tr>
<td><strong>Petitioner</strong></td>
<td>SCI Illinois Services, LLC</td>
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<td><strong>Size of Site</strong></td>
<td>5,771,444 square feet (132.494 acres) with frontage on Gross Point Road, Old Orchard Road, and Skokie Boulevard</td>
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<tr>
<td><strong>Existing Zoning &amp; Land Use</strong></td>
<td>R1 Single-Family - cemetery</td>
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**Adjacent Zoning & Land Use**

<table>
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<tr>
<th>North</th>
<th>South</th>
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| B2 Commercial – furniture store, skilled nursing facility  
R4 Multifamily Housing – 3-or more unit multifamily residences  
R1 Single-Family – golf course  
R2 Single Family Residential – detached residences (City of Evanston)  
C2 Commercial – vacant lot (City of Evanston) | B3 Business – clinic, bakery, electronics and appliances sales, bank, furniture store, jewelry store  
H1 Hospital – hospital, clinics, assisted-living facility, skilled nursing facility |


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<tr>
<th>East</th>
<th>R1 Single-Family – detached residences, park</th>
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<tr>
<td></td>
<td>R2 Single-Family – detached residences, religious assembly</td>
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<td></td>
<td>B1 Service Commercial – parking lot for full service restaurant</td>
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<tr>
<td></td>
<td>B2 Commercial – 3-or more unit multifamily residence; clinics; monument dealer; detached residences; full service restaurant; beer, wine, and liquor store</td>
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<tr>
<td>West</td>
<td>B4 Regional – Westfield Old Orchard shopping center</td>
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**Comprehensive Plan**

- The site is designated as open space and service employment.

**SITE INFORMATION**

- A public sidewalk runs along Skokie Boulevard. A multi-use path runs along Old Orchard Road. No public sidewalk is present along Gross Point Road.
- Driveways provide access to the subject site from Gross Point Road and Skokie Boulevard.
- Overhead utilities run along the south side of Old Orchard Road and along the west side of Gross Point Road.
- The site is directly served by the CTA 201 Central/Ridge bus. The CTA 97 Skokie, CTA 54A North Cicero/Skokie Blvd., Pace 208 Golf Road, Pace 215 Crawford-Howard, and Pace 422 Linden CTA/Glenview/Northbrook Court buses all have stops within a maximum distance of 2 blocks from the subject site.

**PETITIONER’S SUBMITTAL**

The petitioner is requesting to resubdivide 2 lots into 1 lot in an R1 Single-Family zoning district. The new lot will contain the existing Memorial Park Cemetery as well as land that the cemetery intends to expand onto at 9726 Gross Point Road (cases 2019-11P and 2019-12P).

**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.

The petitioner will be required to request relief from §94-6(a)(2) of the Skokie Village Code in order to maintain the existing width of Gross Point Road at less than the required 33’ minimum. Gross Point Road’s right-of-way width adjacent to the subject site varies between 30’ and 33.27’. This relief can be justified because a future IDOT project to upgrade Gross Point Road could necessitate a dedication of a portion of the cemetery’s land in order to widen the right-of-way. The extent of additional right-of-way that may be needed by IDOT is not known at this time.

**STAFF RECOMMENDATIONS**

Staff recommends that the petitioner’s request to resubdivide 2 lots into 1 lot in an R1 Single-Family district be **APPROVED** subject to the conditions listed below and that relief be granted from §94-6(a)(2) to maintain the existing width of Gross Point Road at less than the required 33’ minimum.

**RECOMMENDED SUBDIVISION CONDITIONS**

1. Upon the passage of the ordinance by the Board of Trustees, the Mylar of the Memorial Park Addition must be submitted to the Village with all signatures other than Village staff or elected officials.

2. The Memorial Park Addition 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. Memorial Park Addition, dated April 2, 2019
2. Plat of Survey of Memorial Park Cemetery & Proposed Project Site Location: West Field Estates, dated December 14, 2018
3. Land Use and Zoning Map
LEGAL DESCRIPTION
LOT 2 IN MEMORIAL PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 29, 1999 AS DOCUMENT NO. 99626242, IN COOK COUNTY, ILLINOIS.

LEGAL DESCRIPTION
A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST 1/4 CORNER OF SAID SECTION 10; THENCE NORTH 00 DEGREES 22 MINUTES 37 SECONDS EAST, 871.67 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF GROSS POINT ROAD FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 22 MINUTES 37 SECONDS EAST, 118.06 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 10; THENCE NORTH 89 DEGREES 35 MINUTES 31 SECONDS EAST, ALONG SAID NORTH LINE EXTENDED EAST, 121.02 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF GROSS POINT ROAD; THENCE SOUTH 45 DEGREES 40 MINUTES 59 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, 170.22 FEET, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.
2019-10P - Subdivision: 9726 and 9900 Gross Point Road