To: Paul Luke, Chairman, Skokie Plan Commission
From: Steve Marciani, Planning Supervisor
Re: **2019-11P: Site Plan Approval**
9900 Gross Point Road

Related Case – 2019-09P: Zoning Map Amendment
2019-10P: Subdivision
**2019-11P: Site Plan Approval**
2019-12P: Special Use Permit

### General Information

<table>
<thead>
<tr>
<th>Location</th>
<th>9900 Gross Point Road</th>
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<tbody>
<tr>
<td>Purpose</td>
<td>Site plan approval in order to expand a cemetery on a site that is 1 acre or greater in size 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>Petitioner</td>
<td>SCI Illinois Services, LLC</td>
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<td>Size of Site</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>Existing Zoning &amp; Land Use</td>
<td>R1 Single-Family – cemetery</td>
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<td>Adjacent Zoning &amp; Land Use</td>
<td>North</td>
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<tr>
<td></td>
<td>B2 Commercial – furniture store, skilled nursing facility</td>
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<tr>
<td></td>
<td>R4 Multifamily Housing – 3-or more unit multifamily residences</td>
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<tr>
<td></td>
<td>R1 Single-Family – golf course</td>
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<tr>
<td></td>
<td>R2 Single Family Residential – detached residences (City of Evanston)</td>
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<td></td>
<td>C2 Commercial – vacant lot (City of Evanston)</td>
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<tr>
<td></td>
<td>South</td>
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<tr>
<td></td>
<td>B3 Business – clinic, bakery, electronics and appliances sales, bank, furniture store, jewelry store</td>
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<tr>
<td></td>
<td>H1 Hospital – hospital, clinics, assisted-living facility, skilled nursing facility</td>
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| **East** | **R1** Single-Family – detached residences, park  
**R2** Single-Family – detached residences, religious assembly  
**B1** Service Commercial – parking lot for full service restaurant  
**B2** Commercial – 3-or more unit multifamily residence; clinics; monument dealer; detached residences; full service restaurant; beer, wine, and liquor store |
| **West** | **B4** Regional – Westfield Old Orchard shopping center |

**Comprehensive Plan**  
The site is designated as open space and service employment.

**SITE INFORMATION**

- 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.

**Complete Streets**

- Public sidewalks are present along Skokie Boulevard and the east side of Gross Point Road.
- Along the south side of Old Orchard Road, a 5’-wide sidewalk exists along the western 500’ and a 10’-wide multi-use path exists along the eastern 3,700’. The sidewalk is expected to be replaced with a multi-use path in the near future.
- Bike lanes are expected to be installed in the Gross Point Road right-of-way in 2020.
- 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.
- The subject property is within walking distance of residential neighborhoods, services, shopping, and schools.
- Emergency and business delivery access is available from Skokie Boulevard and Gross Point Road.

VOSDOCS-#551157-v1-Staff_Report_for_2019-11P__site_plan_approval_for_Memorial_Park_Cemetery 2 of 6
PETITIONER’S SUBMITTAL

The petitioner is requesting site plan approval in order to expand a cemetery on a site that is 1 acre or greater in size in an R1 Single-Family zoning district, and any relief that may be discovered during the review of this case.

In the applicant’s Statement of Effects, the petitioner contends the followings:

The purpose of these Petitions is so that SCI's property, identified as P.1.N. 10-10-411-002, can obtain the same zoning as the rest of SCI’s property known as Memorial Park Cemetery ("Cemetery"), and to make the entire Cemetery one single lot of record. The use of the property and the rest of the Cemetery will not change; therefore, the requested site plan approval will have no adverse effect on the character of the neighborhood, surrounding property values, traffic conditions, public utilities, storm water detention, or any other matters pertaining to the public health, safety, morals and general welfare of the community.

STAFF ANALYSIS

All pertinent departments and divisions were offered an opportunity to comment on this case. As this case is mostly administrative, no comments on the subject case were received, other than the Planning Division.

Memorial Park Cemetery was established in 1923 and has operated continuously since then. In 2016, the Village modified the Zoning chapter of the Village code to require site plan approval for new developments and site plan modifications on sites greater than 1 acre.

Combining the sites of the main portion of the cemetery and the former caretaker house causes the need for a site plan approval ordinance to bring the site into compliance with the Village Code. At this time, the existing facilities as of the date of the passage of the ordinance will constitute the approved plan. Amendments to this ordinance will be required to approve future modifications, just like all other sites with site plan approval ordinances in the Village.

No relief was discovered during the review of this case.

APPEARANCE COMMISSION

No Appearance Commission review was necessary for this case.

STAFF RECOMMENDATIONS

Staff recommends that the petitioner’s request for site plan approval in order to expand a cemetery on a site that is 1 acre or greater in size in an R1 Single-Family zoning district be APPROVED based upon the Proposed Positive Findings of Fact and subject to the recommended site plan approval conditions listed below.
RECOMMENDED SITE PLAN APPROVAL CONDITIONS

1. Prior to the hearing of the subject case before the Board of Trustees, the petitioners shall:
   a. Obtain a Tree Removal Permit for the trees removed at 9726 Gross Point Road since November 2017.

2. The petitioner shall develop the Subject Property in substantial conformance with the final Village approved Land Use and Zoning Map dated <insert date of final approved plan>.

3. A full 132.494-acre site plan shall be comprised of a cemetery grave plot map with building footprints and pavement edges, and shall be provided prior to any full or modified review of a future site plan approval or special use permit application.

4. The petitioner shall test the well water and septic system on an annual basis, and they shall be maintained in a good state of repair. These facilities shall be properly abandoned once connections are made to Village water and sewer systems.

5. All future tree removals for new construction will require Tree Removal Permits. A Site Tree Reimbursement Form may be submitted to the Village Forester after the replacement trees have been planted.

6. No objects are allowed within a 10’ sight distance triangle, between 30” and 84” in height from grade except traffic control devices listed in the Manual on Uniform Traffic Control Devices. (Standard)

7. All fencing, walls, sidewalks, driveways, curbs, wheel stops, parking areas, signage, landscaping, structures, and any other facilities or infrastructure on the Subject Property shall be maintained in a good state of repair, and when needed, be repaired or replaced in a timely manner. (Standard)

8. All private and public sidewalks shall be maintained free of snow, ice, sleet, or other objects that may impede travel. (Standard)

9. Any plan to modify parking lot striping must be approved by the Director of Engineering. (Standard)

10. The handicapped parking spaces shall be installed and maintained in compliance with State of Illinois Accessibility Standards and the Skokie Village Code, including required signage. (Standard)

11. All new construction, alterations, and remodeling shall meet current International Building and NFPA Life Safety Codes as amended. (Standard)

12. The petitioner shall obtain all required permits and approvals for improvements to County, State, or Federal rights-of-way from the governing jurisdiction. (Standard)

13. All signage shall conform to the Skokie Village Code. Any sign on the Subject Property that is in violation of that Code must be removed or modified to conform
14. All modifications to building elevations, signage, and landscaping shall be subject to the review and approval of the Skokie Appearance Commission. (Standard)

15. The petitioner shall submit to the Planning Division electronic files of the site plan and landscape plan in their approved and finalized form. (Standard)

16. Prior to the issuance of building permits, the petitioner shall submit to the Planning Division of the Community Development Department the name, property address, email address, and telephone number of the company and contact person responsible for site maintenance in compliance with this site plan approval. (Standard)

17. If work is to be performed on public property or if public property is utilized or impacted during construction and/or development, the owner shall provide, or shall 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 owner 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. (Standard)

18. The petitioner shall comply with all Federal and State statutes, laws, rules and regulations and all Village codes, ordinances, rules, and regulations. (Standard)

19. Failure to abide by any and all terms of this Ordinance shall be cause for the Village to initiate hearings to determine whether the subject Ordinance, as well as any applicable business licenses, should be revised or revoked. The petitioner shall pay all costs related to any hearings conducted as a result of non-compliance with any of the provisions of the enabling ordinance. The costs shall include but not be limited to court reporter fees, attorney fees, and staff time required researching and conducting said hearing. (Standard)

ATTACHMENTS

1. Proposed Positive Findings of Fact for 2019-11P
2. Plat of Survey and Project Site, dated December 14, 2018
3. Land Use and Zoning Map, dated April 18, 2019
<table>
<thead>
<tr>
<th>Consideration</th>
<th>Finding</th>
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<tr>
<td>The request is harmonious with and does not adversely affect adjacent properties.</td>
<td>The site being added to the existing cemetery has been vacant land for at least 5 years and has been in common ownership for decades. There will be no negative effect on adjacent property.</td>
</tr>
<tr>
<td>The request can demonstrate that adequate public facilities, including roads, drainage, utilities, and police and fire protection exist or will exist to serve the requested use at the time such facilities are needed.</td>
<td>There will be no change to the provision of adequate public facilities.</td>
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<td>The request demonstrates adequate provision for maintenance of the associated structures.</td>
<td>No problems are anticipated with respect to the maintenance of the associated structures.</td>
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<tr>
<td>The request has considered and, to the degree possible, addressed the adverse effects on the natural environment.</td>
<td>There will be no negative effect to the natural environment.</td>
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<tr>
<td>The request will not create undue traffic congestion.</td>
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</tr>
<tr>
<td>The request will not adversely affect public health, safety, and welfare.</td>
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<tr>
<td>The request conforms to all applicable provisions of this code, except where relief is granted with the request.</td>
<td>All building, structures, and signage are pre-existing.</td>
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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 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.

EXHIBIT OF PROPOSED PROJECT SITE
WEST FIELD ESTATES

NOTE: SITE CURRENTLY UNDER CONSTRUCTION
SCALE: 1: = 30'

SCALE: 1: = 30'