

STAFF REPORT

2019-12P: Special Use Permit

Community Development Department
Council Chambers, 7:30 PM, April 18, 2019

To: Paul Luke, Plan Commission Chairperson
From: Carrie Haberstich, AICP, Planner/CDBG Administrator
Re: 2019-12P: Special Use Permit
9900 Gross Point Road

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

General Information

<p>| Location | 9900 Gross Point Road |
| Purpose | To request a special use permit for a cemetery in an R1 Single-Family zoning district, and any relief that may be discovered during the review of this case. PINs: 10-10-301-016-0000, 10-10-411-002-0000 |
| Petitioner | SCI Illinois Services, LLC |
| Size of Site | 5,771,444 square feet (132.494 acres) with frontage on Gross Point Road, Old Orchard Road, and Skokie Boulevard |
| Existing Zoning &amp; Land Use | R1 Single-Family – open spaces |
| Adjacent Zoning &amp; Land Use | North | 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) |
| | South | B3 Business – clinic, bakery, electronics and appliances sales, bank, furniture store, jewelry store H1 Hospital – hospital, clinics, assisted-living facility, skilled nursing facility |</p>
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<th></th>
<th>East</th>
<th>West</th>
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<tr>
<td></td>
<td>R1 Single-Family - detached residences, park</td>
<td>B4 Regional – Westfield Old Orchard shopping center</td>
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<tr>
<td></td>
<td>R2 Single-Family - detached residences, religious assembly</td>
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<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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<td>Comprehensive Plan</td>
<td>The site is designated as open space and service employment.</td>
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**SITE INFORMATION**

See case 2019-11P for site and Complete Streets information.

**PETITIONER’S SUBMITTAL**

As part of this Petition, SCI Illinois Services, LLC (“SCI”) is also applying for the following:
- Petition for Zoning Map Amendment;
- Petition for Subdivision;
- Petition for Site Plan Approval;
- Preliminary Plan Review.

The purpose of these Petitions is so that SCI’s property, identified as P.I.N. 10-10-411-002, can obtain the same zoning as the rest of SCI’s property, Memorial Park Cemetery (“Cemetery”), and to make the entire Cemetery on single lot of record. SCI’s use of this property will not change; therefore, the requested special use permit 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. The Special Use Permit will ensure that SCI’s property continues to operate as a cemetery.

**STAFF ANALYSIS**

Staff Comment and Review requests were sent to all pertinent departments and were received from Engineering and Planning. All other departments returned the requests with no comments regarding the subject case.

**Engineering**

A portion of the northwest corner of property may be needed for future bike path.
Planning

The Planning Division is supportive of the Comprehensive Plan of Skokie, Illinois, therefore, staff is supportive of the existing cemetery use to remain and implementing the future plans for Skokie, including a full-width, multi-use path along Old Orchard Road.

APPEARANCE COMMISSION

Appearance Commission approval is not needed at this time. Should new construction, landscaping, and/or signage be desired in the future, a request for a Certificate of Appropriateness, and a full Plan Commission review process or a modified review process, will be conducted at that time.

STAFF RECOMMENDATIONS

Staff recommends that the petitioner’s request for a special use permit for a cemetery at 9900 Gross Point Road in an R1 Single-Family district be APPROVED, based upon the Proposed Positive Findings of Fact and subject to the recommended conditions in subdivision case 2019-10P, site plan approval case 2019-11P, and the conditions below.

RECOMMENDED SPECIAL USE PERMIT CONDITIONS

In addition to the conditions of cases 2019-10P and 2019-11P, the following conditions shall apply to the cemetery:

Site and Use

1. New parking lot and exterior lighting shall meet Illuminating Engineering Society of North America (IES) standards, be full cut-off design, and be directed away from adjacent properties, subject to the approval of the Engineering Division. (Standard)

2. Any outdoor sound systems shall at all times maintain audio levels that are compliant with the Skokie Village Code. (Standard)

Governance

3. 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)
4. The petitioner shall comply with all Federal and State statutes, laws, rules and regulations and all Village codes, ordinances, rules, and regulations. (Standard)

5. 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
2. Plat of Survey, dated December 14, 2018
3. Land Use and Zoning Map
<table>
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<tr>
<th>Consideration</th>
<th>Finding</th>
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<tr>
<td>The request is consistent with the intent of the Comprehensive Plan.</td>
<td>The proposed use is consistent with the <em>open space and service employment</em> land use designations in the Comprehensive Plan.</td>
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<tr>
<td>The request will not adversely affect adjacent properties.</td>
<td>The request will not adversely affect adjacent properties.</td>
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<tr>
<td>The request is compatible with the existing or allowable uses of adjacent properties.</td>
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<td>The request demonstrates 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>
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<td>The request demonstrates adequate provision for maintenance and use of the associated structures.</td>
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<td>The request has considered and, to the degree possible, addressed the adverse effects on the natural environment.</td>
<td>The request has considered and is expected to address any adverse effects on the natural environment.</td>
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<td>The request will not create undue traffic congestion.</td>
<td>The request is not expected to create undue traffic congestion.</td>
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<td>The request will not adversely affect public health, safety, and welfare.</td>
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<td>The request conforms to all applicable provisions of this code, except where relief is granted with the request.</td>
<td>The request will conform to all applicable provisions of this code.</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 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.

EXHIBIT OF PROPOSED PROJECT SITE
WEST FIELD ESTATES

NOTE: SITE CURRENTLY UNDER CONSTRUCTION