

STAFF REPORT**2023-08P: Subdivision**

Community Development Department

Council Chambers, 7:30 PM, April 20, 2023

To: Paul Luke, Chairman, Skokie Plan Commission

From: Mike Voitik, Planning Technician

Re: **2023-08P: Subdivision**
8000 East Prairie RoadRelated Cases – 2023-07P: Zoning Map Amendment
2023-09P: Site Plan Approval

General Information		
<i>Location</i>	8000 East Prairie Road	
<i>Purpose</i>	To resubdivide 4 existing lots into 1 new lot, with a 2.00 foot-wide right-of-way dedication along the south side of the east-west alley running between East Prairie Road and the northeasterly-southwesterly alley west of East Prairie Road, and a 15.00 foot by 15.00 foot dedication at the northeast corner of the intersection of Oakton Street and Crawford Avenue, and any relief discovered during the review of this case.	
<i>Petitioner</i>	GreenAssociates Architects, on behalf of Skokie School District 73.5	
<i>Size of Site</i>	215,989 square feet (4.946 acres) with frontage on Harding Avenue, East Prairie Road, Oakton Street, and Crawford Avenue.	
<i>Existing Zoning & Land Use</i>	B2 Commercial (proposed) – <i>junior and middle high school</i> , office and administrative services	
<i>Adjacent Zoning & Land Use</i>	North	R2 Single-Family – detached residences
	South	B2 Commercial – home hospice and health care agency, fine and performing arts education, sports and recreation education, bakery, office and administrative services, limited service restaurant with outdoor dining, vacant commercial
	East	R2 Single-Family – detached residences
	West	R2 Single-Family – detached residences B2 Commercial – grocery store, vacant land
<i>Comprehensive Plan</i>	The site is designated as retail/service employment.	

SITE INFORMATION

- Public sidewalks run along East Prairie Road, Oakton Street, and Crawford Avenue.
- A portion of the public sidewalk at the northeast corner of Oakton Street and Crawford Avenue is located on the subject site.
- The public alleys to the north of the school building provide access to the school's parking lots.
- A driveway off Oakton Street provides access to 5 additional parking spaces as well as the existing maintenance garage.
- A circular driveway for student drop off and pick up is located off East Prairie Road, at the front entrance to the school.
- The site is directly served by the CTA 97 Skokie and Pace 215 Crawford-Howard buses.

PETITIONER'S SUBMITTAL

The petitioner is requesting to resubdivide 4 existing lots into 1 new lot at 8000 East Prairie Road in a B2 Commercial district. The new lot will place the Oliver McCracken Middle School property within a single lot of record. The subdivision 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 will include the following dedications for right-of-way:

- A 2.00 foot-wide right-of-way dedication along the south side of the east-west alley running between East Prairie Road and the northeasterly-southwesterly alley west of East Prairie Road that will match the width of the existing alley pavement and bring the alley into compliance with §94-6(a)(5) of the Village Code.
- A 15.00 foot by 15.00 foot dedication at the northeast corner of the intersection of Oakton Street and Crawford Avenue that will place the existing public sidewalk entirely within the public right-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 will meet

all requirements of the Village Code and Map Data Policy.

STAFF RECOMMENDATIONS

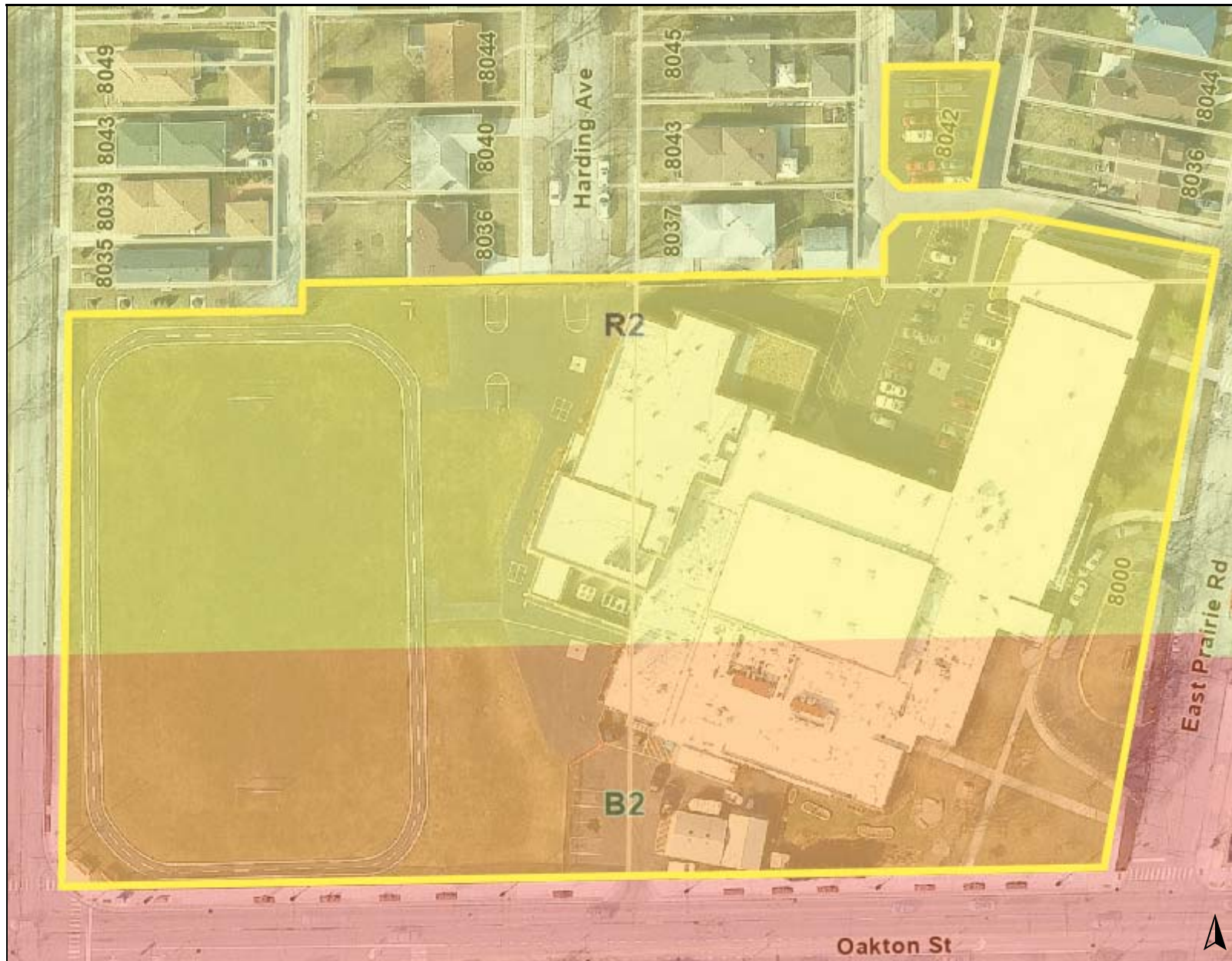
Staff recommends that the petitioner's request to resubdivide 4 existing lots into 1 new lot at 8000 East Prairie Road with a 2.00 foot-wide right-of-way dedication along the south side of the east-west alley running between East Prairie Road and the northeasterly-southwesterly alley west of East Prairie Road, and a 15.00 foot by 15.00 foot dedication at the northeast corner of the intersection of Oakton Street and Crawford Avenue 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 Oliver McCracken Middle School Subdivision must be submitted to the Village with all signatures other than Village staff or elected officials.
2. The Oliver McCracken Middle School 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. The petitioner must submit to the Planning Division electronic files of the plat of subdivision in approved and finalized form. The files must be scaled drawing files in AutoCAD format (version 2010 or older). The drawings must be formatted to SPCS, NAD83, HARN 2007, with SPCS north being straight up, and the primary units in U.S. Survey Feet. All elements must be contained within a single file, no XREF or PDF attachment files shall be used.
5. 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.
6. The petitioner must comply with all Federal and State statutes, laws, rules and regulations and all Village codes, ordinances, rules, and regulations.

ATTACHMENTS

1. Oliver McCracken Middle School Subdivision, dated April 13, 2023
2. Boundary and Partial Topographic Survey, dated October 28, 2022
3. Land Use and Zoning Map



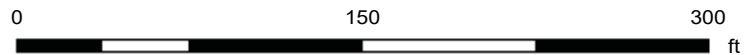
Legend

Zoning and Development

Zoning

■ B2: Commercial

■ R2: Single Family Residential



Print Date: 4/6/2023

Notes

2023-07P - Zoning Map Amendment, 2023-08P -
Subdivision, 2023-09P - Site Plan Approval