

STAFF REPORT

2022-16P: Subdivision

Community Development Department

Council Chambers, 7:30 PM, May 5, 2022

To: Paul Luke, Plan Commission Chairperson

From: Carrie Haberstich, AICP, Planning Supervisor

Re: **2022-16P: Subdivision – 3 Lots**
7250-7256 McCormick Boulevard

Related Cases – 2022-15P: Zoning Map Amendment

2022-16P: Subdivision

2022-17P: Site Plan Approval

2022-18P: Special Use Permit for 7250 – drive-through

2022-19P: Special Use Permit for 7250 – outdoor dining

2022-20P: Special Use Permit for 7252 – drive-through

2022-21P: Special Use Permit for 7252 – outdoor dining

| General Information | |
|---------------------------------------|---|
| <i>Location</i> | 7250-7256 McCormick Boulevard PIN: 10-26-402-058-0000 |
| <i>Purpose</i> | To request a 3-lot subdivision of 7300 McCormick, creating 7250-7256 McCormick, and any relief that may be discovered during the review of this case. |
| <i>Petitioner</i> | Federal-Mogul Motorparts LLC, on behalf of InSite Real Estate Investment Properties LLC |
| <i>Size of Site</i> | 135,435± SF with frontage on McCormick Boulevard |
| <i>Existing Zoning & Land Use</i> | B2 Commercial (formerly M3 Industry) – vacant |
| <i>Adjacent Zoning & Land Use</i> | North M3 Industry – manufacturing |
| | South M3 Industry – private road B2 Commercial – grocery, services, restaurants |
| | East M3 Industry – park and multi-use path |
| | West M3 Industry – manufacturing |
| <i>Comprehensive Plan</i> | The site is designated as manufacturing/service employment. |

SITE INFORMATION

- See case 2022-17P for additional information.

PETITIONER'S SUBMITTAL

The petitioner is requesting a 3-lot subdivision of 7250-7256 McCormick Boulevard, a portion of 7300 McCormick Boulevard in the H&M Realty Subdivision. Each of the 3 commercial buildings will be on their own lots, with shared pedestrian and motor vehicle circulation. New easements will be granted for ingress/egress and parking, and the existing easements on and adjacent to the site will remain.

STAFF ANALYSIS

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.

A 14-foot-wide dedication is requested along McCormick Boulevard in order to provide a parkway and to relocate the public sidewalk to the west of the existing trees. All dedications will be directed to the Illinois Department of Transportation (IDOT) because it has jurisdiction over McCormick Boulevard in this area. The dedication is expected to be provided on a companion Plat of Conveyance that will be recorded by IDOT prior to the recording of the 7300 Block McCormick Subdivision Plat.

The proposed water main connection to the south is on a private water main and the proposed private sewer is on private property. Both utilities will require agreements with the owner.

STAFF RECOMMENDATION

Staff recommends that the petitioner's request for a 3-lot subdivision of 7250-7256 McCormick Boulevard, in an B2 Commercial zoning district, be **GRANTED** subject to the conditions listed below:

RECOMMENDED SUBDIVISION CONDITIONS

1. A companion Plat of Conveyance or equivalent document shall be prepared and submitted to IDOT prior to the recording of the 7300 Block McCormick Subdivision.
2. The property must be subdivided pursuant to the 7300 Block McCormick Subdivision dated March 17, 2022, and as may be further revised with the approval of the Village Manager, or designee, and Corporation Counsel.
3. 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 and 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.
4. Prior to the hearing of this case before the Board of Trustees, copies of all existing, revised, and new easements, covenants, conditions, and restrictions that are associated with this subdivision plat shall be provided to the Village Manager or designee. The documents shall retain the language for ingress and

egress of all lots and any restrictions to shared parking as provided in the Skokie Village Code.

5. Upon the passage of the ordinance by the Board of Trustees, the Mylar of the Subdivision must be submitted to the Village with all signatures other than Village staff or elected officials.
6. 7300 Block McCormick Subdivision shall be effective upon its recording by the Village in the Office of the Recorder of Deeds of Cook County, Illinois.
7. All monuments must be set no later than 1 year after the date of the recording of the plat.
8. The petitioners must comply with all Federal and State statutes, laws, rules and regulations and all Village codes, ordinances, rules, and regulations.

ATTACHMENTS

1. 7300 Block McCormick Subdivision, dated March 17, 2022

