### **STAFF REPORT**

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		
Location	7250-7256 McCormick Boulevard	
	PIN: 10-26-402-058-0000	
Purpose	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.	
Petitioner	Federal-Mogul Motorparts LLC, on behalf of InSite Real Estate Investment Properties LLC	
Size of Site	135,435± SF with frontage on McCormick Boulevard	
Existing Zoning & Land Use	B2 Commercial (formerly M3 Industry) – vacant	
Adjacent Zoning & Land Use	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
Comprehensive Plan	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:

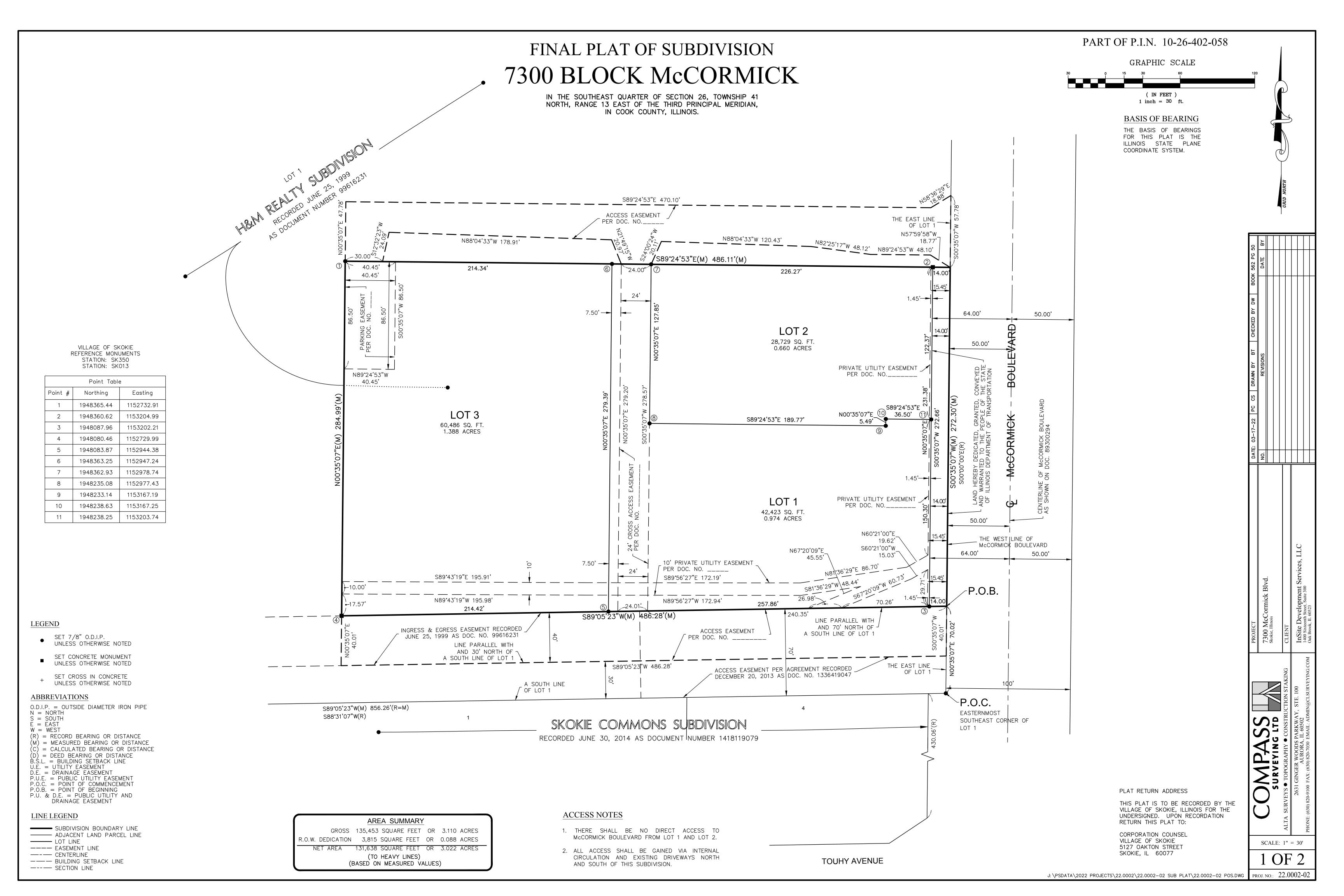
#### RECOMMENDED SUBDIVISION CONDITIONS

- 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



OWNER'S MORTGAGEE CERTIFICATE			
STATE OF )			
STATE OF )			
, AS MORTGAGEE, DOES HEREBY, CONSENT TO THE SUBDIVISION AND PLAT HEREON DRAWN. DATED THIS DAY OF AD 20			
BY: ATTEST: SECRETARY			
NOTARY CERTIFICATE			
STATE OF )			
I,, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE			
AFORESAID, DO HEREBY CERTIFY THAT PRESIDENT OF, PERSONALLY KNOWN TO ME TO BE THE, AND			
, SECRETARY OF SAID CORPORATION, AND PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND SEVERALLY ACKNOWLEDGED THAT AS SUCH PRESIDENT AND THE SECRETARY OF SAID CORPORATION, THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT, FOR THE PURPOSES THEREIN SET FORTH.			
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS DAY OF			
AD 2022			
NOTARY PUBLIC (SEAL)			
PROPERTY OWNER'S CERTIFICATE			
STATE OF )			
COUNTY OF)			
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND/OR DEDICATED, AND PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES INDICATED THEREON AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.			
DATED THIS DAY OF, AD 2022			
OWNER (PRINT) SIGNATURE			
ADDRESS			
OWNER (PRINT) SIGNATURE			
ADDRESS			
NOTARY CERTIFICATE OF PROPERTY OWNER			
STATE OF )			
COUNTY OF)			
I,, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND NOTARIAL SEAL, THIS, DAY OF, AD 20, AT, ILLINOIS.			
NOTARY PUBLIC (SEAL)			
SKOKIE VILLAGE BOARD APPROVAL CERTIFICATE			
STATE OF ILLINOIS )			
) SS COUNTY OF COOK )			
THE VILLAGE OF SKOKIE, ILLINOIS, HEREBY CERTIFIES THAT THE ACCOMPANYING PLAT WAS PRESENTED TO AND BY ORDINANCE NUMBER DULY APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF SKOKIE AT ITS REGULAR MEETING HELD ON AD 2022. IN WITNESS WHEREOF, I HAVE HEREUNTO SET THE SEAL OF THE VILLAGE OF SKOKIE, ILLINOIS. I FURTHER CERTIFY THAT THE REQUIRED BOND OR INSTRUMENT OF CREDIT IS POSTED FOR THE COMPLETION OF ALL REQUIRED PUBLIC IMPROVEMENTS. ATTESTED TO THIS DAY OF, AD 20			
(SEAL)			
MAYOR VILLAGE CLERK			

# FINAL PLAT OF SUBDIVISION 7300 BLOCK McCORMICK

IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## SPACE FOR I.D.O.T. STAMP

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT OF CH. 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL, BE REQUIRED BY THE DEPARTMENT.

JOSE RIOS, P.E. REGION ONE ENGINEER

# DIRECTOR OF ENGINEERING CERTIFICATE

STATE OF ILLINOIS ) SS COUNTY OF COOK )

I, \_\_\_\_\_\_, DIRECTOR OF ENGINEERING OF THE VILLAGE OF SKOKIE, DO HEREBY CERTIFY THAT ALL PROVISIONS PERTAINING TO STREET, AND DRAINAGE REQUIREMENTS AND ALL OTHER ENGINEERING MATTERS AS PRESCRIBED IN ORDINANCES OF THE VILLAGE OF SKOKIE, INSOFAR AS THEY PERTAIN TO THE ACCOMPANYING PLAT, HAVE BEEN SATISFACTORILY COMPLIED WITH. ATTESTED TO THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_, AD

DIRECTOR OF ENGINEERING VILLAGE OF SKOKIE

## PROPERTY ENGINEER'S CERTIFICATE

STATE OF \_\_\_\_\_)
) SS
COUNTY OF \_\_\_\_\_)

I, \_\_\_\_\_\_\_, "REGISTERED ILLINOIS PROFESSIONAL ENGINEER" DO HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER AND DEVELOPER HAVE THE RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LANDOWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF

DATED AT \_\_\_\_\_, \_\_\_, THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, AD 20\_\_.

REGISTERED ILLINOIS PROFESSIONAL ENGINEER
NO. \_\_\_\_\_\_ (SEAL)

## SKOKIE PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS )
) SS
COUNTY OF COOK )

I, \_\_\_\_\_\_, CHAIRMAN OF THE SKOKIE PLAN COMMISSION DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT COMPLIES WITH THE APPROVED PLAT, AND IS IN CONFORMANCE WITH THE REGULATIONS, REQUIREMENTS AND INTENT OF THE SKOKIE COMPREHENSIVE PLAN AND SUBDIVISION ORDINANCE. APPROVED THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_\_, AD 20\_\_.

DATED AT \_\_\_\_\_, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_, AD 20\_\_.

SKOKIE PLAN COMMISSION

CHAIRMAN SECRETARY

# SKOKIE VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS )
) SS
COUNTY OF COOK )

I, \_\_\_\_\_\_, COLLECTOR OF THE VILLAGE OF SKOKIE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE ACCOMPANYING PLAT OR ANY OTHER UNPAID FEE, JUDGMENT OR LIEN IMPOSED BY THE VILLAGE OF SKOKIE. DATED AT VILLAGE OF SKOKIE, COOK COUNTY, ILLINOIS, THIS \_\_\_\_\_\_ DAY OF AD 20\_\_\_\_.

VILLAGE COLLECTOR

## McCORMICK BOULEVARD DEDICATION

THE EAST 14.00 FEET OF THE THAT PART OF LOT 1 OF H & M REALTY SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 25, 1999 AS DOCUMENT 99616231, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERNMOST SOUTHEAST CORNER OF SAID LOT 1, SAID CORNER BEING ON THE WEST LINE OF MCCORMICK BOULEVARD; THENCE NORTH 00 DEGREES 35 MINUTES 07 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 70.02 FEET TO A LINE PARALLEL WITH AND 70.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, A SOUTH LINE OF SAID LOT 1 FOR THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 05 MINUTES 23 SECONDS WEST ALONG SAID PARALLEL LINE, 486.28 FEET; THENCE NORTH 00 DEGREES 35 MINUTES 07 SECONDS EAST, PARALLEL WITH THE SAID EAST LINE, 284.99 FEET; THENCE SOUTH 89 DEGREES 24 MINUTES 53 SECONDS EAST, 486.11 FEET TO THE SAID EAST LINE; THENCE SOUTH 00 DEGREES 35 MINUTES 07 SECONDS WEST ALONG SAID EAST LINE, 272.30 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, HANDES

#### ILLINOIS DEPARTMENT OF TRANSPORTATION ACCEPTANCE

THE PROPOSED DEDICATION TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION IS HEREBY ACCEPTED.

BY: \_\_\_\_\_\_, 20\_\_\_ JOSE RIOS P.E. REGION ONE ENGINEER

## SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )
(SS
(COUNTY OF KANE )

I, DANIEL W. WALTER, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3585, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING PROPERTY:

LEGAL DESCRIPTION:

THAT PART OF LOT 1 OF H & M REALTY SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 25, 1999 AS DOCUMENT 99616231, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERNMOST SOUTHEAST CORNER OF SAID LOT 1, SAID CORNER BEING ON THE WEST LINE OF MCCORMICK BOULEVARD; THENCE NORTH 00 DEGREES 35 MINUTES 07 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 70.02 FEET TO A LINE PARALLEL WITH AND 70.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, A SOUTH LINE OF SAID LOT 1 FOR THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 05 MINUTES 23 SECONDS WEST ALONG SAID PARALLEL LINE, 486.28 FEET; THENCE NORTH 00 DEGREES 35 MINUTES 07 SECONDS EAST, PARALLEL WITH THE SAID EAST LINE, 284.99 FEET; THENCE SOUTH 89 DEGREES 24 MINUTES 53 SECONDS EAST, 486.11 FEET TO THE SAID EAST LINE; THENCE SOUTH 00 DEGREES 35 MINUTES 07 SECONDS WEST ALONG SAID EAST LINE, 272.30 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT WHICH IS A REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. THIS SUBDIVISION IS WITHIN THE VILLAGE OF SKOKIE WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED, AND THIS SITE FALLS WITHIN "OTHER AREAS: ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEFINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 17031C0265J, HAVING A REVISED DATE OF AUGUST 19, 2008.

GIVEN UNDER MY HAND AND SEAL AT AURORA , ILLINOIS THIS\_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2023

BY: \_\_\_\_\_\_\_

DANIEL W. WALTER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3585
LICENSE EXPIRES 11/30/2022

## SURVEYOR'S AUTHORIZATION TO RECORD

STATE OF ILLINOIS )

COUNTY OF KANE )

I HEREBY DESIGNATE THE VILLAGE OF SKOKIE, AND/OR REPRESENTATIVES THEREOF, TO RECORD THIS PLAT, A TRUE COPY OF WHICH HAS BEEN RETAINED BY ME TO ASSURE NO CHANGES HAVE BEEN MADE TO SAID PLAT.

DATED THIS \_\_\_\_\_ DAY OF\_\_\_\_\_\_, 20\_\_\_\_, AT AURORA, KANE COUNTY, ILLINOIS.

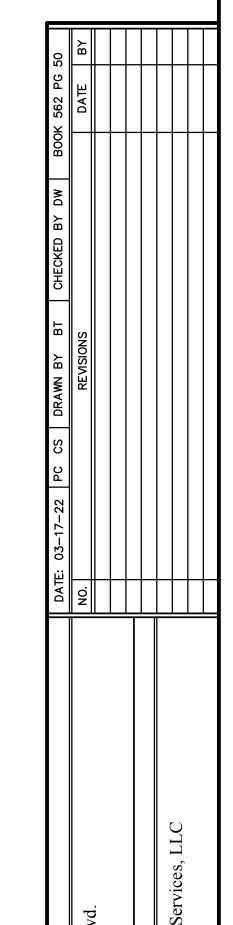
COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2023

BY: \_\_\_\_\_\_\_

DANIEL W. WALTER

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3585

LICENSE EXPIRES 11/30/2022



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2631 GINGER WOODS PARKWAY, STE. 100

AURORA, IL 60502

AURORA, IL 60502

AURORA, IL 60502

AURORA, IL 60502

SCALE: N/A