To: Paul Luke, Chairman, Skokie Plan Commission
From: Mike Voitik, Planning Technician
Re: 2023-16P: Subdivision
4600 Main Street

Related Cases – 2023-15P: Zoning Map Amendment
2023-17P: Site Plan Approval

<table>
<thead>
<tr>
<th>General Information</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Location</strong></td>
</tr>
<tr>
<td><strong>Purpose</strong></td>
</tr>
<tr>
<td><strong>Petitioner</strong></td>
</tr>
<tr>
<td><strong>Size of Site</strong></td>
</tr>
<tr>
<td><strong>Existing Zoning &amp; Land Use</strong></td>
</tr>
<tr>
<td><strong>Adjacent Zoning &amp; Land Use</strong></td>
</tr>
<tr>
<td>North</td>
</tr>
<tr>
<td>South</td>
</tr>
<tr>
<td>East</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>West</td>
</tr>
<tr>
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</tr>
<tr>
<td><strong>Comprehensive Plan</strong></td>
</tr>
</tbody>
</table>
SITE INFORMATION

- The site contains a private school that serves children from pre-K to 8th grade.
- The site is accessible from driveways at Kenton Avenue and Kilpatrick Avenue.
- Overhead utilities run along the north and east sides of the subject site.

Complete Streets

- Public sidewalks are present on Main Street, Kilpatrick Avenue, and within the north 100’ of the Kenton Avenue right-of-way adjacent to the subject site. The remainder of the public sidewalk on Kenton Avenue is located within the subject site.
- A bike route is present on Main Street.
- The site is served by the CTA 54A North Cicero/Skokie Blvd. bus, which runs a block to the west of the subject site.
- The site is within walking distance of residential neighborhoods and services.

PETITIONER’S SUBMITTAL

The petitioner is requesting to resubdivide 2 existing lots into 1 new lot at 4600 Main Street in an R4 Multifamily Housing district. The new lot will contain a 68-unit townhouse development. 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 also include a 33.00’ x 165.05’ right-of-way dedication at the northeast corner of the subdivision in order to create a consistent 66-foot wide right-of-way along Kenton Avenue.

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 2 existing lots into 1 new lot, with a 33.00’ x 165.05’ right-of-way dedication along Kenton Avenue, at 4600 Main Street in an R4 Multifamily Residential 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 Greenspace Development Project must be submitted to the Village with all signatures other than Village staff or elected officials.

2. The Greenspace Development Project 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. Greenspace Development Project, dated July 25, 2023
2. Boundary and Partial Topographic Survey, dated January 6, 2023
3. Aerial and Zoning Map
R1: Single Family Residential
R2: Single Family Residential
R4: General Residential