

# STAFF REPORT

# 2019-25P: Subdivision

Community Development Department

Council Chambers, 7:30 PM, August 15, 2019

To: Paul Luke, Chairman, Skokie Plan Commission  
From: Mike Voitik, Associate Planner  
Re: **2019-25P: Subdivision**  
8833 Gross Point Road and 8820 LeClaire Avenue

Related Case – 2019-24P: Zoning Map Amendment

General Information	
<i>Location</i>	8833 Gross Point Road and 8820 LeClaire Avenue
<i>Purpose</i>	To resubdivide 7 lots into 2 lots in a B3 Business zoning district with a triangular-shaped right-of-way dedication adjacent to Gross Point Road and a triangular-shaped right-of-way dedication adjacent to the north side of the east-west alley, and any relief that may be discovered during the review of this case.
<i>Petitioner</i>	Areesha Properties, LLC
<i>Size of Site</i>	55,900.61 square feet (1.283 acres) with frontage on Gross Point Road, LeClaire Avenue, and Enfield Avenue
<i>Existing Zoning &amp; Land Use</i>	B3 Business – multitenant office building containing bank, insurance agency, financial institutions, property management companies, convention and visitor’s bureau, publisher, administrative office; non-public utility or non-government antenna
<i>Adjacent Zoning &amp; Land Use</i>	North   R5 Elderly and Disabled Housing – elderly and disabled housing
	South   B3 Business – liquor store, vacant storefront, carryout restaurant, automotive fuel station
	East   B3 Business/M1 Office Assembly Industry – car dealer, automotive repair facility
	West   B2 Commercial – multitenant shopping center containing: limited service restaurant with outdoor dining, full service restaurant, business support service, vacant storefront, weight loss center, dry-cleaning and laundry establishment R3 Combined Housing – detached residences, 2-unit multifamily residences
<i>Comprehensive Plan</i>	The site is designated as pedestrian oriented mix.

## **SITE INFORMATION**

- Public sidewalks run along Gross Point Road, LeClaire Avenue, and Enfield Avenue.
- Driveways provide access to the subject site from Enfield Avenue and the east-west public alley running to the south of the subject site.
- Overhead utilities run along a portion of the south side of the east-west alley.
- The site is directly served by the Pace 250 Dempster Street bus. The CTA Yellow Line Dempster-Skokie station is located a block to the east of the subject site.

## **PETITIONER'S SUBMITTAL**

The petitioner is requesting to resubdivide 7 lots into 2 lots in a B3 Business zoning district. Lot 1 will contain the office building and parking lot at 8833 Gross Point Road. Lot 2 will contain the existing monopole antenna and associated equipment at 8820 LeClaire Avenue.

Two dedications of land are being requested by staff as part of the subdivision. A 142.43' x 142.47' x 3.46' triangular-shaped section adjacent to Gross Point Road is being dedicated to the Illinois Department of Transportation in order to place a portion of the existing public sidewalk within the right-of-way. A 43.91' x 26.75' x 19.92' triangular-shaped section adjacent to the north side of the east-west alley is being dedicated to the Village of Skokie in order to transfer a portion of the public alley that is located on private property into 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. Although the 7 parcels comprising the existing property are all located within one common subdivision, the resubdivision is necessary in order to create a new lot line that separates the office building's usage of the property from the area that contains the antenna. The subdivision is required to be heard by the Plan Commission because it is being made in conjunction with a request to rezone the subject site from M1 Office Assembly Industry to B3 Business in companion case 2019-24P.

## **STAFF RECOMMENDATIONS**

Staff recommends that the petitioner's request to resubdivide 7 lots into 2 lots in a B3 Business zoning district with a triangular-shaped right-of-way dedication adjacent to Gross Point Road and a triangular-shaped right-of-way dedication adjacent to the north side of the east-west alley, 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 Areesha Properties LLC Resubdivision must be submitted to the Village with all signatures other than Village staff or elected officials.
2. The Areesha Properties LLC Resubdivision 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. 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.
5. The petitioner must comply with all Federal and State statutes, laws, rules and regulations and all Village codes, ordinances, rules, and regulations.

## **ATTACHMENTS**

1. Areesha Properties LLC Resubdivision, dated July 26, 2019
2. ALTA/NSPS Land Title Survey, dated February 14, 2019
3. Land Use and Zoning Map