

STAFF REPORT

2021-23P: Subdivision

Community Development Department

Council Chambers, 7:30 PM, October 7, 2021

To: Paul Luke, Chairman, Skokie Plan Commission
From: Matt Brandmeyer, AICP, Community Development Director
Re: **2021-23P: Subdivision**
9801-9911 Woods Drive

General Information				
<i>Location</i>	9801-9911 Woods Drive			
<i>Purpose</i>	To request a 5-lot subdivision of 9801-9911 Wood Drive, and any relief that may be discovered during the review of this case.			
<i>Petitioner</i>	North Shore Hospitality Partners, LLC			
<i>Size of Site</i>	294,229 ft ² (6.755 acres) with frontage on Wood Drive and Old Orchard Road			
<i>Existing Zoning & Land Use</i>	OR Office Research – office, medical office, personal services, daycare, apartments/condos, and a museum.			
<i>Adjacent Zoning</i>	North	OR Office Research	East	OR Office Research
	South	OR Office Research	West	OR Office Research
<i>Comprehensive Plan</i>	The site is designated as service employment.			

SITE INFORMATION

- The site is governed by V.O. 15-3-Z-4128, a site plan approval for 9801-9977 Woods Drive and was the former corporate headquarters of Rand McNally.
- The adjacent rights-of-way meet the minimum widths in the Village Code.
- A public sidewalk is available along Woods Drive, and the Skokie Valley Trail runs along the rear of the property.
- There are existing multitenant buildings on the site served by surface parking.

PETITIONER'S SUBMITTAL

The petitioner is requesting a 5-lot subdivision of 9801-9911 Woods Drive named Old Orchard Woods Resubdivision No. 2. Easements will be granted for access and shared parking.

The proposed subdivision is the first step in the redevelopment of the southern part of the campus. A site plan for a Carvana dealership on the southernmost lot, which will be created as a remnant piece of the subject plat, is scheduled for Plan Commission review on October 21st.

STAFF ANALYSIS

All pertinent departments and divisions were offered an opportunity to comment on this case. Staff supports the proposed subdivision. The subdivision will allow for ownership of individual commercial units and the potential to redevelop underutilized properties. Staff is requesting an update to the covenants to address shared parking and access.

STAFF RECOMMENDATION

Staff recommends that the petitioner's request for a 5-lot be **APPROVED** subject to the conditions listed below.

RECOMMENDED SUBDIVISION CONDITIONS

1. Prior to the hearing of this case before the Board of Trustees, a revised copy of the Declaration of Covenants, Conditions, Restrictions, and Easements shall retain the language for ingress and egress of all lots and the restrictions to shared parking as provided in the Skokie Village Code.
2. 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.
3. The subdivision shall be effective upon its recording by the Village in the Office of the Recorder of Deeds of Cook County, Illinois.
4. All monuments must be set no later than 1 year after the date of the recording of the plat.
5. The petitioners must comply with all Federal and State statutes, laws, rules and regulations and all Village codes, ordinances, rules, and regulations.

ATTACHMENTS

1. Subdivision Plat
2. Area Map

