

UNOFFICIAL COPY

NOTICE OF APPROVAL

An Ordinance approving a Plat of Resubdivision/Consolidation for the property located at 5051, 5105 and 5135 Madison Street, Skokie, Illinois and a Plat of Dedication for a portion of Lincoln Avenue And Madison Street, in a B-3 Business District was approved by the Board of Trustees of the Village of Skokie on October 2, 2000. The approval granted is shown on the document attached hereto, marked Exhibit "1" and hereby made a part of this Notice of Approval.

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5468/0035 87 006 Page 1 of 4
2001-04-10 10:34:58
Cook County Recorder 27.00



IMPORTANT: THE ABOVE PROVISION IS CONDITIONED UPON THE CERTIFICATION AND THE PAYMENT OF FEES AND EXPENSES IN CONNECTION WITH THE RECORDING OF THIS NOTICE. ALL DEPARTMENTS HAVE BEEN INSTRUCTED TO TAKE NO ACTION ON THE GRANT UNTIL THIS HAS BEEN SATISFIED.

OWNER'S CERTIFICATION

The undersigned, being the owner or duly authorized representative of the owner, of the real estate commonly known as 5051, 5105 and 5135 Madison Street, Skokie, Illinois and legally described in Exhibit "1" attached hereto and hereby made a part of this Notice of Approval certifies that such Notice is true and correct and accepts and approves all of the provisions and conditions set forth in Exhibit "1", attached hereto.

Dated this 2nd, day of October, 2000.

**COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
SKOKIE OFFICE**

Signature

LEON G. ROBINSON, JR
Print name

1307 LYONS
Address

EVANSTON, IL 60201
City, State Zip

847-328-7204
Phone Number

TO: RECORDER OF DEEDS or REGISTRAR OF TITLES

PLEASE RETURN TO WILL CALL BOX 429

Plan Commission Case Number 2000-21P
Village Ordinance Number 00-10-Z-2939

THIS ORDINANCE MAY BE CITED AS
VILLAGE ORDINANCE NUMBER
00-10-Z-2939

**AN ORDINANCE APPROVING A PLAT OF RESUBDIVISION/
CONSOLIDATION FOR THE PROPERTY LOCATED AT 5051,
5105 AND 5135 MADISON STREET, SKOKIE, ILLINOIS
AND A PLAT OF DEDICATION FOR A PORTION OF LINCOLN AVENUE
AND MADISON STREET, IN A B-3 BUSINESS DISTRICT**

1 **WHEREAS**, the owners of the following described real estate:

2 LOT 4 IN THE OWNER'S RESUBDIVISION OF THE NORTH 55 ACRES OF THE
3 SOUTHEAST QUARTER, OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 13 EAST
4 OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF
5 RECORDED APRIL 21, 1880 AS DOCUMENT NUMBER 267818, IN COOK COUNTY,
6 ILLINOIS

7 ALSO

8 THE NORTH 60 FEET OF LOT 12, AS MEASURED ALONG THE EAST LINE OF SAID
9 LOT, IN PETER BLAMEUSE'S SUBDIVISION OF THE SOUTH 105 ACRES OF THE
10 SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 13 EAST
11 OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF
12 RECORDED OCTOBER 24, 1872 AS DOCUMENT NUMBER 64272, IN COOK
13 COUNTY, ILLINOIS.

14 PINS: 10-21-405-001 AND 005

15 more commonly known as 5051, 5105, and 5135 Madison Street, Skokie, Illinois in a B-3
16 Business District, on behalf of Madison Place, L.L.C. (Norwood Builders) petitioned the
17 Skokie Plan Commission for the resubdivision/consolidation of the subject property and the
18 dedication of a portion of Lincoln Avenue and Madison Street for the purpose of creating
19 one parcel in conjunction with a request for a Rezoning and Special Use Permit to construct
20 and establish a 172 unit condominium development; and

21 **WHEREAS**, the Plan Commission, after public hearing duly held, recommended to
22 the Mayor and Board of Trustees that the requested consolidation/resubdivision and
23 dedication be granted subject to various conditions; and

24 **WHEREAS**, the Mayor and Board of Trustees, at a public meeting duly held
25 concurred in the aforesaid recommendation and findings of fact of the Plan Commission:

26 **NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Board of Trustees of the
27 Village of Skokie, Cook County, Illinois:

28 **Section 1:** That the requested consolidation/resubdivision of the property legally
29 described above and commonly known as 5051, 5105, and 5135 Madison Street, Skokie,
30 Illinois and the dedication of adjacent property in a B-3 Business District be approved
31 subject to the following conditions:

- 32 1. The subdivision shall be created in substantial compliance with the Revised Site
33 Plan, dated September 25, 2000.
34 2. A public sidewalk and curb shall be reconstructed by the developer per Village
35 specifications along the site's entire frontage on Lincoln Avenue.

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3. The Petitioners shall submit to the Planning Division an electronic file of the Subdivision in its approved and finalized form. The file shall be scaled CADD 2D drawing files on non-compressed, IBM formatted, 3.5-inch diskette(s), in DWG AutoCad release 14 format.
4. If work is to be performed on public property or if public property is utilized or impacted during construction and or development, the developer and/or contractor shall provide the Village of Skokie with a certificate of insurance naming the Village of Skokie as an additional insured for any and all claims related to any and all work. The developer and/or contractor shall 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 shall comply with all Federal, State, and Village Codes, Ordinances, Statutes, and Rules and Regulations.
6. Failure to abide by any and all terms of this Ordinance shall be cause for the Village to initiate hearings to determine whether the subject Ordinance should be revised or revoked.
7. The Petitioner(s) shall pay all costs related to any hearings conducted as a result of non-compliance with any of the provisions of the enabling ordinance. The costs will include but not be limited to: service, certified mail, court reporter, attorney, and staff time required to research and conduct said hearing.
8. The Petitioner shall obtain all required permits and approvals for improvements to County, State or Federal rights-of-way from the governing jurisdiction.

Section 2: That the Plat of Resubdivision dated September 25, 2000, be and the same is hereby accepted and shall be recorded at the Petitioner's expense, with the Cook County Recorder of Deeds Office.

Section 3: That a notice of the enactment of this Ordinance incorporating the conditions contained herein shall be approved by the owner of the property in writing and duly recorded with the Cook County Recorder of Deeds Office at the owner's expense.

Section 4: That this Ordinance shall be in full force and effect from and after its passage, approval and recordation as provided by law.

ADOPTED this 2nd day of October, 2000.

Ayes: 7 (Piper, Gelder, Fritzshall, Croft, Perille, McCabe, Van Dusen)

Nays: 0

Absent: 0

Marlene Williams
Village Clerk

Approved by me this 2nd day of October, 2000.

George Van Dusen
Mayor, Village of Skokie

Attested and filed in my office this 3rd day of October, 2000.

Marlene Williams
Village Clerk

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Property of Cook County Clerk's Office

