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Eugene "Gene" Moore Fee: \$48.00
Cook County Recorder of Deeds
Date: 07/03/2003 09:57 AM Pg: 1 of 13

NOTICE OF APPROVAL

An Ordinance amending and modifying the site plan and site boundaries as established in Village Ordinance Number 00-9-Z-2932 in the O-R Office Research District and for the repeal of said ordinance and the incorporation of all applicable conditions herein was approved by the Board of Trustees of the Village of Skokie on June 16, 2003. The approval granted is shown on the document attached hereto, marked Exhibit "1" and hereby made a part of this Notice of Approval.

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 9811-9977 Woods Drive, 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 16th day of June, 2003.

[SEE ATTACHED SIGNATURE BLOCK]

Signature

LONG DRIVE INVESTORS I, L.L.C.

LONG DRIVE INVESTORS I SOUTH, L.L.C.

Print name

900 N. MICHIGAN AVENUE, SUITE 1900

Address

CHICAGO, ILLINOIS 60611

City, State Zip

(312) 915-2346

Phone Number

TO: RECORDER OF DEEDS or REGISTRAR OF TITLES

PLEASE RETURN TO WILL CALL BOX 429

Plan Commission Case Number 96-18P
Special Use Permit Number 239.04
Village Ordinance Number 03- 6 -Z- 3181

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SIGNATURE BLOCK FOR LONG DRIVE INVESTORS I SOUTH, L.L.C.

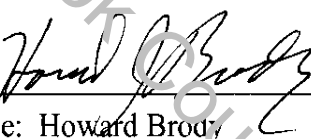
LONG DRIVE INVESTORS I SOUTH, L.L.C.,
a Delaware limited liability company

By: Walton/DRI Long Drive Holdings I, L.L.C.,
a Delaware limited liability company,
Managing Member

By: Walton Street Real Estate Fund I, L.P.,
a Delaware limited partnership,
Managing Member

By: Walton Street Managers I, L.P.,
a Delaware limited partnership,
General Partner

By: WSC Managers I, Inc.,
a Delaware corporation,
General Partner

By: 
Name: Howard Brody
Title: Vice President

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SIGNATURE BLOCK FOR LONG DRIVE INVESTORS I, L.L.C.


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JPH: 6/2/03
 PC: 96-18P
 SUP: 293.04

<p>THIS ORDINANCE MAY BE CITED AS VILLAGE ORDINANCE NUMBER 03-6-Z-3181</p>

**AN ORDINANCE AMENDING AND MODIFYING THE SITE
 PLAN AND SITE BOUNDARIES AS ESTABLISHED IN VILLAGE
 ORDINANCE NUMBER 00-9-Z-2932 IN THE O-R OFFICE RESEARCH
 DISTRICT AND FOR THE REPEAL OF SAID ORDINANCE AND THE
 INCORPORATION OF ALL APPLICABLE CONDITIONS HEREIN**

1 **WHEREAS**, on September 18, 2000, the Mayor and the Board of Trustees approved
 2 Village Ordinance Number 00-9-Z-2932 granted site plan approval and granted relief from Section
 3 10.5.4 of the Skokie Zoning Ordinance (hereinafter the "SZO") to the owners of the following
 4 described real property:

5 PARCEL 1:

6 THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF
 7 SECTION 9, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL
 8 MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING
 9 AT A POINT IN THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 927.30
 10 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE WEST 1304.16
 11 FEET MORE OR LESS TO A POINT 16.5 FEET EAST OF THE WEST LINE OF SAID
 12 SOUTHEAST 1/4; THENCE NORTH PARALLEL TO AND ALONG A LINE 16.5 FEET
 13 EAST OF THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 391.38 FEET
 14 MORE OR LESS TO THE NORTH LINE OF SAID SOUTHEAST 1/4; THENCE EAST
 15 ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 1304 FEET
 16 MORE OR LESS TO THE EAST LINE OF SAID SOUTHEAST 1/4; THENCE SOUTH
 17 ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 392.72 FEET
 18 MORE OR LESS TO THE POINT OF BEGINNING (EXCEPTING THEREFROM A
 19 STRIP OF LAND 100 FEET WIDE CONVEYED BY SAMUEL MEYER AND WIFE TO
 20 THE CHICAGO NORTHERN RAILWAY COMPANY BY WARRANTY DEED
 21 RECORDED JANUARY 9, 1903 AS DOCUMENT NO. 3340531 A MAP WHICH WAS
 22 RECORDED JANUARY 23, 1904 AS DOCUMENT NO. 3492598; ALSO EXCEPTING
 23 THEREFROM A STRIP OF LAND 135 FEET WIDE LYING EASTERLY OF AND
 24 ADJOINING THE EASTERLY RIGHT-OF-WAY LINE OF THE 100 FOOT STRIP OF
 25 LAND ABOVE DESCRIBED; ALSO EXCEPTING THEREFROM THAT PART OF SAID
 26 PREMISES TAKEN FOR EDENS HIGHWAY; ALSO EXCEPTING THAT PART OF THE
 27 FOREGOING TRACT LYING EASTERLY OF EDENS HIGHWAY AFORESAID)

28 PARCEL 2:

29 THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 (EXCEPT
 30 THE NORTH 30 FEET THEREOF WHICH LIES WITHIN HARRISON STREET) OF
 31 SECTION 9, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL
 32 MERIDIAN LYING WEST OF THE WESTERLY LINE OF THE 100 FOOT RIGHT-OF-
 33 WAY OF CHICAGO AND NORTH WESTERN RAILWAY, IN COOK COUNTY, ILLINOIS;
 34 EXCLUDING: THAT PART OF THE EAST 1/2 HALF OF THE SOUTHWEST 1/4 OF
 35 FRACTIONAL SECTION 9, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD

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1 PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT
 2 THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST 1/4 OF
 3 SAID FRACTIONAL SECTION 9, WITH THE EASTERLY LINE OF THE 100 FOOT
 4 RIGHT-OF-WAY OF THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY AS
 5 DESCRIBED IN PARCEL 5 OF WARRANTY DEED RECORDED SEPTEMBER 30, 1971
 6 AS DOCUMENT NO. 21648312; THENCE SOUTHEASTERLY ALONG SAID
 7 EASTERLY RIGHT-OF-WAY LINE TO A POINT THAT IS 61.5 FEET SOUTH OF SAID
 8 NORTH LINE (AS MEASURED ON A LINE DRAWN RIGHT ANGLES TO SAID NORTH
 9 LINE); THENCE NORTHWESTERLY TO A POINT ON THE WEST LINE OF THE EAST
 10 1/2 OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 9 AFORESAID, SAID
 11 POINT BEING 39.7463 FEET SOUTH OF THE NORTH LINE OF SAID EAST HALF (AS
 12 MEASURED ALONG SAID WEST LINE); THENCE NORTH ALONG SAID WEST LINE
 13 TO THE NORTH LINE OF SAID EAST 1/2; THENCE EAST ALONG SAID NORTH LINE
 14 TO THE PLACE OF BEGINNING, (EXCEPTING THEREFROM THAT PART FALLING
 15 IN OLD ORCHARD ROAD ALSO KNOWN AS HARRISON STREET).

16 PARCEL 2:

17 THE WEST 1 ROD OF THAT PART OF THE SOUTHEAST 1/4 OF THE
 18 SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE
 19 THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS
 20 FOLLOWS: COMMENCING AT A POINT IN THE EAST LINE OF SAID SOUTHEAST
 21 1/4, A DISTANCE OF 927.30 FEET NORTH OF THE SOUTHEAST CORNER
 22 THEREOF; THENCE WEST 1320.66 FEET MORE OR LESS TO THE WEST LINE OF
 23 SAID SOUTHEAST 1/4; THENCE NORTH ALONG THE WEST LINE OF SAID
 24 SOUTHEAST 1/4, A DISTANCE OF 291.38 FEET, MORE OR LESS, TO THE NORTH
 25 LINE OF SAID SOUTHEAST 1/4; THENCE EAST ALONG THE NORTH LINE OF SAID
 26 SOUTHEAST 1/4, A DISTANCE OF 1320.00 FEET, MORE OR LESS, TO THE EAST
 27 LINE OF SAID SOUTHEAST 1/4; THENCE SOUTH ALONG THE EAST LINE OF SAID
 28 SOUTHEAST 1/4, A DISTANCE OF 392.72 FEET, MORE OR LESS, TO THE POINT OF
 29 BEGINNING, IN COOK COUNTY, ILLINOIS.

30 PARCEL 4:

31 NON-EXCLUSIVE, PERPETUAL EASEMENT FOR THE BENEFIT OF
 32 PARCELS 1, 2, 3 AND 10 AS CREATED BY THE DECLARATION OF COVENANTS
 33 AND EASEMENTS MADE BY OLD ORCHARD PLAZA LIMITED PARTNERSHIP
 34 RECORDED SEPTEMBER 15, 1994 AS DOCUMENT NO. 94807009, FOR ACCESS,
 35 INGRESS AND EGRESS AND UTILITIES OVER THAT PART OF THE FOLLOWING
 36 DESCRIBED TRACT WHICH LIES SOUTH OF PARCEL 1: THE WEST 25.00 FEET OF
 37 THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9,
 38 AFORESAID, LYING NORTH OF THE WESTERLY EXTENSION OF THE NORTH LINE
 39 OF BLOCK 3 IN WITTBOLD'S RAPID TRANSIT TERRACE NO. 3, AFORESAID,
 40 EXCEPTING FROM SAID WEST 25.00 FEET ANY PART THEREOF FALLING WEST
 41 OF THE WEST LINE OF THE WEST 2 ACRES OF THAT PART OF THE SOUTHWEST
 42 1/4 OF SECTION 9, AFORESAID, DESCRIBED AS FOLLOWS: COMMENCING AT A
 43 POINT ON THE EAST LINE OF SAID QUARTER SECTION, 8.10 CHAINS NORTH OF
 44 THE SOUTHEAST CORNER THEREOF AND RUNNING THENCE WEST PARALLEL
 45 TO THE SOUTH LINE OF SAID QUARTER SECTION 20.02 CHAINS; THENCE NORTH
 46 5.93 CHAINS; THENCE EAST 20.01 CHAINS; THENCE SOUTH 5.93 CHAINS TO THE
 47 POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

48 PARCEL 10:

49 ALL THAT PART OF THE 100 FOOT RIGHT-OF-WAY OF THE CHICAGO AND
 50 NORTHWESTERN RAILWAY COMPANY IN THE EAST 1/2 OF THE SOUTHWEST 1/4

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1 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL
 2 MERIDIAN, THAT LIES NORTHWESTERLY OF THE NORTH LINE OF SIMPSON
 3 STREET (NOW KNOWN AS GOLF ROAD) AND SOUTHEASTERLY OF THE SOUTH
 4 LINE OF HARRISON STREET (NOW KNOWN AS OLD ORCHARD ROAD) AS SAID
 5 STREETS ARE PLATTED, LOCATED AND ESTABLISHED, SAID RIGHT-OF-WAY
 6 BEING A NORTHWESTERLY AND SOUTHEASTERLY STRIP OF LAND 100 FEET IN
 7 WIDTH THAT LIES 50 FEET IN WIDTH ON EACH SIDE OF THE CENTER LINE
 8 BETWEEN THE TWO MAIN TRACKS OF THE CHICAGO AND NORTHWESTERN
 9 RAILWAY COMPANY AS ORIGINALLY LOCATED AND ESTABLISHED, EXCEPT ALL
 10 THAT PART OF THE WEST 80 FEET OF THE 100 FOOT RIGHT-OF-WAY CONVEYED
 11 BY THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY TO
 12 INTERNATIONAL MINERALS AND CHEMICAL CORPORATION BY DEED DATED
 13 JUNE 30, 1966 AND RECORDED JULY 1, 1966 AS DOCUMENT NO. 19874346 IN THE
 14 EAST ½ OF THE SOUTHWEST ¼ OF SECTION 9, AFORESAID, THAT LIES
 15 NORTHWESTERLY OF THE NORTH LINE OF SIMPSON STREET (NOW KNOWN AS
 16 GOLF ROAD) AND SOUTHEASTERLY OF A LINE DRAWN PERPENDICULAR TO
 17 SUCH RIGHT-OF-WAY AT A POINT IN THE CENTER LINE THEREOF, 835 FEET
 18 DISTANT AND NORTHWESTERLY FROM THE POINT WHERE SUCH CENTER LINE
 19 MEETS SAID NORTH LINE OF SIMPSON STREET (NOW KNOWN AS GOLF ROAD),
 20 SAID RIGHT-OF-WAY BEING DESCRIBED IN SAID DEED AS A NORTHWESTERLY
 21 AND SOUTHEASTERLY STRIP OF LAND 100 FEET IN WIDTH THAT LIES 50 FEET IN
 22 WIDTH ON EACH SIDE OF THE CENTER LINE BETWEEN THE TWO MAIN TRACKS
 23 OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY AS ORIGINALLY
 24 LOCATED AND ESTABLISHED IN COOK COUNTY, ILLINOIS.

25 PARCEL 5:

26 LOTS 11 THROUGH 24, BOTH INCLUSIVE, AND ALSO THAT PART OF LOTS
 27 25 THROUGH 28, BOTH INCLUSIVE, LYING NORTHWESTERLY OF A LINE DRAWN
 28 FROM THE NORTHEAST CORNER OF SAID LOT 25 TO THE SOUTHWEST CORNER
 29 OF SAID LOT 28 IN BLOCK 3 IN WITTBOLD'S RAPID TRANSIT TERRACE NO. 3, A
 30 SUBDIVISION IN THE SOUTHWEST ¼ OF SECTION 9, TOWNSHIP 41 NORTH,
 31 RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
 32 ILLINOIS.

33 PARCEL 6:

34 THE WEST 2 ACRES OF THAT PART OF THE SOUTHWEST ¼ OF SECTION
 35 9, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN,
 36 DESCRIBED AS FOLLOWS:

37 COMMENCING AT A POINT ON THE EAST LINE OF SAID QUARTER
 38 SECTION, 8.10 CHAINS NORTH OF THE SOUTHEAST CORNER THEREOF AND
 39 RUNNING THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID QUARTER
 40 SECTION 20.02 CHAINS; THENCE NORTH 5.93 CHAINS; THENCE EAST 20.01
 41 CHAINS; THENCE SOUTH 5.95 CHAINS TO THE POINT OF BEGINNING, IN COOK
 42 COUNTY, ILLINOIS.

43 PARCEL 7:

44 THAT PART LYING EAST OF THE WEST 2 ACRES AND WESTERLY OF THE
 45 WESTERLY LINE OF THE PREMISES CONDEMNED FOR HIGHWAY PURPOSES BY
 46 PROCEEDINGS HAD IN CASE NO. 48C13630, CIRCUIT COURT OF COOK COUNTY,
 47 ILLINOIS, OF THE FOLLOWING DESCRIBED TRACT OF LAND:

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1 THAT PART OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 9,
2 TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN,
3 DESCRIBED AS FOLLOWS:

4 COMMENCING AT A POINT ON THE EAST LINE OF SAID QUARTER
5 SECTION, 8.10 CHAINS NORTH OF THE SOUTHEAST CORNER THEREOF AND
6 RUNNING THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID QUARTER
7 SECTION, 20.02 CHAINS; THENCE NORTH 5.93 CHAINS; THENCE EAST 20.01
8 CHAINS; THENCE SOUTH 5.95 CHAINS TO THE POINT OF BEGINNING, IN COOK
9 COUNTY, ILLINOIS.

10 PARCEL 8:

11 THAT PART OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION
12 9, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN,
13 LYING WESTERLY OF THE WESTERLY LINE OF THE PREMISES CONDEMNED
14 FOR HIGHWAY PURPOSES BY PROCEEDINGS HAD IN CASE NO. 48C13630,
15 CIRCUIT COURT OF COOK COUNTY, ILLINOIS; SOUTH OF A LINE DRAWN FROM A
16 POINT IN THE EAST LINE OF SAID SOUTHEAST ¼ OF THE SOUTHWEST ¼, 927.30
17 FEET NORTH OF THE SOUTHEAST CORNER THEREOF TO A POINT IN THE WEST
18 LINE OF SAID SOUTHEAST ¼ OF THE SOUTHWEST ¼, 391.38 FEET SOUTH OF
19 THE NORTHWEST CORNER THEREOF; NORTH OF THE EASTERLY AND
20 WESTERLY EXTENSION OF THE NORTH LINE OF THE WEST 2 ACRES OF THE
21 FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

22 THAT PART OF THE EAST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 9,
23 DESCRIBED AS FOLLOWS:

24 COMMENCING AT A POINT IN THE EAST LINE OF SAID QUARTER
25 SECTION, 8.10 CHAINS NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE
26 WEST PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION, 20.02
27 CHAINS; THENCE NORTH 5.93 CHAINS; THENCE EAST 20.01 CHAINS; THENCE
28 SOUTH 5.95 CHAINS TO THE POINT OF BEGINNING; AND EAST OF THE
29 NORTHERLY EXTENSION OF THE EAST LINE OF SAID 2 ACRE TRACT ABOVE
30 DESCRIBED, ALL IN COOK COUNTY, ILLINOIS.

31 PARCEL 9:

32 THAT PART OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION
33 9, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN,
34 LYING SOUTH OF A LINE DRAWN FROM A POINT IN THE EAST LINE OF SAID
35 SOUTHEAST ¼ OF THE SOUTHWEST ¼, 927.30 FEET NORTH OF THE SOUTHEAST
36 CORNER THEREOF TO A POINT IN THE WEST LINE OF SAID SOUTHEAST ¼ OF
37 THE SOUTHWEST ¼, 391.38 FEET SOUTH OF THE NORTHWEST CORNER
38 THEREOF; NORTH OF THE NORTH LINE OF THE WEST 2 ACRES OF THE
39 FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

40 THAT PART OF THE EAST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 9,
41 DESCRIBED AS FOLLOWS:

42 COMMENCING AT A POINT ON THE EAST LINE OF SAID QUARTER
43 SECTION, 8.10 CHAINS NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE
44 WEST PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION, 20.02
45 CHAINS; THENCE NORTH 5.93 CHAINS; THENCE EAST 20.01 CHAINS; THENCE
46 SOUTH 5.95 CHAINS TO THE POINT OF BEGINNING; EAST OF THE NORTHERLY

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1 EXTENSION OF THE WEST LINE OF SAID 2 ACRE TRACT AND WEST OF THE
2 NORTHERLY EXTENSION OF THE EAST LINE OF SAID 2 ACRE TRACT ABOVE
3 DESCRIBED, ALL IN COOK COUNTY, ILLINOIS.

4 PARCEL 11:

5 NON-EXCLUSIVE EASEMENT IN FAVOR OF PARCELS 5 THROUGH 9 FOR
6 ACCESS, INGRESS AND EGRESS AS CREATED, DEFINED AND LIMITED IN
7 INSTRUMENT RECORDED SEPTEMBER 15, 1994 AS DOCUMENT NUMBER 94-
8 807009 OVER AND ACROSS LAND AS THEREIN DESCRIBED AT EXHIBIT C
9 THERETO.

10
11 *PIN:* 10-19-312-010, 10-09-312-014, 10-09-304-020, 10-09-301-001, 10-09-312-009,
12 10-09-313-001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014,
13 10-09-313, 032, 10-09-312, 004, 10-09-312-012, 10-09-304-024

14 more commonly described as 9811-9977 Woods Drive, Skokie, Illinois (hereinafter referred to
15 as the "Subject Property") in the O-R Research district; and

16 **WHEREAS**, the owners of the Subject Property petitioned the Village of Skokie
17 requesting that modifications to the existing site plan and the removal of the most southern
18 portion of the Subject Property from the existing site plan be approved; and

19 **WHEREAS**, the Community Development Department recommended to the Skokie Plan
20 Commission that the requested site plan amendment and the continuing relief be from the 50-
21 foot side and rear yard setback requirements in Sections 10.5.4 and 10.5.5 of the SZO be
22 approved; and

23 **WHEREAS**, the Community Development Department recommended that Village
24 Ordinance Number 00-9-Z-2932 be repealed and the all applicable conditions contained therein
25 and all approved modifications be incorporated into a new ordinance; and

26 **WHEREAS**, the Skokie Plan Commission, at a public hearing duly held on December
27 19, 2002: (i) determined that notice was properly given; (ii) made appropriate findings of fact as
28 required under Section 13.4.5.5 of the SZO; and (iii) voted to recommend to the Mayor and the
29 Board of Trustees that (a) the requested site plan modifications and relief from the 50-foot side
30 and rear yard setback requirements of Section 10.5.4 and 10.5.5 of the SZO be approved
31 subject to the conditions stated in the Plan Commission Report, and (b) Village Ordinance
32 Number 00-9-Z-2932 be repealed and all applicable conditions contained therein and all
33 approved modifications be incorporated into a new ordinance; and

34 **WHEREAS**, the Mayor and Board of Trustees, at a public meeting duly held on January
35 21, 2003, concurred in the aforesaid recommendations and findings of fact of the Skokie Plan
36 Commission;

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

39 **Section 1:** That Village Ordinance Number 00-9-Z-2932 be and the same is hereby
40 repealed. It is declared that said repeal is not intended to reinstate or make effective Village
41 Ordinance Numbers 97-1-Z-2650 or 97-10-Z-2733, which were previously repealed and shall
42 remain repealed.

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Section 2: That the requests by petitioners for modifications to the existing site plan for the Subject Property, as described above and more commonly known as 9811 to 9977 Woods Drive, Skokie, Illinois, and the removal of the southern most portion of the Subject Property be and the same are hereby approved and granted subject to the conditions set forth below:

1. The office development shall be operated and maintained in substantial compliance with the Site Plan dated December 3, 2002;
2. The improvements shall be maintained in substantial compliance with the Landscape Plan dated August 14, 2000, and Floor Plans for Building "A" dated August 27, 1996;
3. Until Woods Drive is dedicated to the Village of Skokie, surface maintenance and appropriate trimming of vegetation shall be the responsibility of the petitioners, subject to the approval of the Engineering Division, such that a safe travelway for the public is provided. The petitioners, who have ownership rights to Woods Drive, shall contact the adjacent property owners before performing tree maintenance along Woods Drive;
4. The petitioners shall dedicate land for the reconstruction of Woods Drive, a Village collector street, by September 18, 2005, at which time all responsibility for the roadway shall be transferred to the Village. Prior to this date, the property owners shall submit for approval by the Plan Commission and Village Board a plat of dedication indicating the land to be dedicated for the reconstruction of Woods Drive, based on a roadway design and final alignment plan developed by the Village. The property owners shall also submit a revised site plan, for approval through the modified review process, removing the dedicated roadway from the approved site plan and indicating the resulting changes in the allocation of parking and design of parking areas;
5. The petitioners agree to provide an easement of width not to exceed 20 feet for a public north-south bicycle lane along the eastern property line between Golf Road and Old Orchard Road. The easement shall be provided either at the time of the next revision of the site plan or at the time of the dedication of Woods Drive, whichever is sooner, as per the Village's adopted standards for bicycle paths. The easement shall be recorded with the appropriate Cook County agency;
6. All existing damaged sidewalks shall be replaced and sidewalk shall be installed for the entire length of the Old Orchard Road right or way along the north side of the site;
7. The net floor area of 243,600-sq. ft. shall not be exceeded for the subject development without a modification to the Site Plan Approval Ordinance;
8. The ground sign and directional signage for the site, and all signage for the Evanston Northwestern Health Care Clinic, shall comply with the sign package endorsed by the Appearance Commission;
9. All trash storage for the medical center shall be located inside the building as no exterior trash collection area is indicated on the site plan;
10. All fire lanes shall be able to accommodate movement of a fire apparatus of 560 inches in length, 138 inches in height, and wheelbase of 138 inches. The width of any fire lane must be at least 20 feet wide with a turning radius of 48 feet. All fire lanes shall be maintained around buildings. Any change in the fire lanes or building exiting patterns shall be subject to approval by the Fire Department;

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- 1 11. Stormwater in all altered parking lots shall be controlled in accordance with the
2 guidelines in the Amended Zoning Ordinance;
- 3 12. Parking lot and exterior lighting shall be full cut-off design, directed away from
4 adjacent properties, match the parking lot lighting that currently exists on the site,
5 and be subject to the approval of the Village Traffic Engineer;
- 6 13. All fencing, walls, sidewalks, driveways, curbs, wheel stops, parking areas, signage,
7 landscaping, structures, and any other facilities or infrastructure on the site shall be
8 maintained in a good state of repair, and when needed, be repaired or replaced in a
9 timely manner;
- 10 14. All off-street parking spaces shall be legibly striped and maintained;
- 11 15. All modifications to building elevations, signage, and landscaping shall be subject to
12 the review and approval of the Skokie Appearance Commission;
- 13 16. All signage shall conform to the Skokie Sign Ordinance in Chapter 31 of the Skokie
14 Village Code, as may be amended from time to time. Any sign on the site that is in
15 violation of applicable Village Codes or Ordinances shall be removed or modified to
16 conform therewith prior to the issuance of an occupancy permit;
- 17 17. Handicapped ramps are to be provided as necessary and meet State of Illinois
18 Accessibility requirements;
- 19 18. The handicapped parking spaces shall be installed and maintained in compliance with
20 State of Illinois Accessibility Standards and Article 11 of the Skokie Amended Zoning
21 Ordinance. All handicapped parking spaces shall be included in the Village
22 Handicapped Parking Space Maintenance Program;
- 23 19. Vehicles shall not be allowed to be parked in or otherwise block driveways,
24 sidewalks, aisles, or other points of access at any time, shall always be parked in
25 designated parking spaces, and shall not overlap the striped lines of designated
26 parking spaces. All employees shall park on the subject site;
- 27 20. No refuse, debris, garbage, weeds, or abandoned items, including abandoned
28 vehicles, shall be allowed to remain on the site at any time outside of designated,
29 screened refuse or storage areas;
- 30 21. All sidewalks shall be maintained free of snow, ice, sleet, or other objects that may
31 impede travel;
- 32 22. All overhead utilities serving the site shall be placed or relocated underground;
- 33 23. The petitioner shall bear the full cost of any utility relocation and/or conflicts;
- 34 24. All landscaping shall be maintained to a maximum height of 30 inches for a distance
35 of 15 feet from any vehicular access point into or out of the establishment in order to
36 maintain adequate sight distance;
- 37 25. Landscaping shall be adequately maintained including trimming and watering
38 thereof. All dead landscaping shall be replaced in a timely manner;
- 39 26. The petitioner shall sign an "Agreement for Installation and Maintenance of
40 Landscaping" to assure the site and parkway landscaping is completed and
41 maintained in accordance with the final approved Landscape Plan. A copy of said
42 Agreement is attached hereto, marked Exhibit "A" and hereby made a part of this
43 Ordinance. This "Agreement for Installation and Maintenance of Landscaping" shall
44 be recorded at the petitioner's expense;

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- 1 27. The petitioner shall submit to the Planning Division electronic files of the Plat of
2 Survey, Plat of Subdivision, Site Plan, and Landscape Plan in their approved and
3 finalized form. The files shall be scaled CADD 2D drawing files on non-
4 compressed, IBM formatted, 3.5-inch diskette(s) or CD-ROM, in .DWG AutoCad
5 format (version 2002 preferred);
- 6 28. Prior to the issuance of Building Permits, the Petitioner shall submit to the Planning
7 Division of the Community Development Department the name, address, and
8 telephone number of the company and contact person responsible for site
9 maintenance compliance with the site plan approval;
- 10 29. If work is to be performed on public property or if public property is utilized or
11 impacted during construction and or development, the developer and/or contractor
12 shall provide the Village of Skokie with a certificate of insurance naming the Village
13 of Skokie as additionally insured for any and all claims related to any and all work.
14 The developer and/or contractor shall hold the Village of Skokie harmless and
15 indemnify the Village for any and all claims for property damage or personal injury
16 related to work on or use of public property;
- 17 30. The Petitioner shall comply with all Federal, State, and Village Codes, Ordinances,
18 Statutes, and Rules and Regulations;
- 19 31. Failure to abide by any and all terms of this Ordinance shall be cause for the Village
20 to initiate hearings to determine whether the subject Ordinance, as well as any
21 applicable business licenses, should be revised or revoked; and
- 22 32. The Petitioner shall pay all costs related to any hearings conducted as a result of
23 non-compliance with any of the provisions of the enabling ordinance. The costs
24 shall include but not be limited to court reporter fees, attorney fees, and staff time
25 required researching and conducting said hearing.

26
27 **Section 3:** That the relief granted from the 50-foot side and rear yard setback
28 requirements in Sections 10.5.4 and 10.5.5 of the Skokie Zoning Ordinance be and the same is
29 approved.

30
31 **Section 4:** That a notice of the enactment of this Ordinance incorporating the
32 conditions contained herein shall be approved by the owner of the property in writing and duly
33 recorded with the Cook County Recorder of Deeds Office at the owner's expense.

34 **Section 5:** This Ordinance shall be effective only upon the occurrence of all of the
35 following events:

- 36
37 1. Passage and approval by the Mayor and the Board of Trustees in the manner
38 required by law;
- 39 2. Publication in pamphlet form in the manner provided by law; and
- 40 3. The recordation in the Office the Cook County Recorder of Deeds of the Plat
41 of Vacation dated November 19, 2002, defined and attached to Skokie
42 Ordinance Number 03-6-Z-3184, entitled "An Ordinance Vacating Portions of
43 Woods Drive and Lorel Avenue and Unimproved North-South and East-West
44 Alleys in the O-R Office Research District", adopted by the Mayor and the
45
46

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Board of Trustees of the Village of Skokie on June 2, 2003, or a revised Plat of Vacation.

In the event that the Plat of Vacation cited above or a revised Plat of Vacation, is not recorded on or before August 1, 2003, the Mayor and Board of Trustees shall have the right, in its sole discretion, to declare this Ordinance null and void and of no force or effect.

ADOPTED this 16th day of June, 2003.

Ayes: 7 (Piper, Bromberg, Perille, Gelder,
Roberts, McCabe, Van Dusen)
Nays: 0
Absent: 0

Attested and filed in my office this 17th day of June, 2003.

Marlene Williams
Village Clerk

Approved by me this 16th day of June, 2003.

George Van Dusen
Mayor, Village of Skokie

Marlene Williams
Village Clerk

Property of Cook County Clerk's Office

