

# UNOFFICIAL COPY

## NOTICE OF APPROVAL

A Resolution approving a plat of subdivision for the property located at 5201 Howard Street, Skokie, Illinois in an R-2 Single Family Residential district (2003-25P) was approved by the Board of Trustees of the Village of Skokie on August 18, 2003.

The approval granted is shown on the document attached hereto, marked Exhibit "1" and hereby made a part of this Notice of Approval.



Eugene "Gene" Moore Fee: \$34.00  
Cook County Recorder of Deeds  
Date: 08/27/2003 08:58 AM Pg: 1 of 6

**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 5201 Howard 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 8 day of AUGUST, 2003.

Signature

*Isaac Wolf*

Print name

ISAAC WOLF

Address

5201 HOWARD

City, State Zip

SKOKIE, IL 60077

Phone Number

847-625-6777

**TO: RECORDER OF DEEDS or REGISTRAR OF TITLES**

**PLEASE RETURN TO WILL CALL BOX 429**

Plan Commission Case Number 2003-25P  
Special Use Permit Number  
Village Ordinance Number 03- 8 -R-813

**UNOFFICIAL COPY**JPH; 8/18/03  
PC: 2003-25P

EXHIBIT 1

<p style="text-align: center;">THIS RESOLUTION MAY BE CITED AS VILLAGE RESOLUTION NUMBER <b>03-8-R-813</b></p>
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**A RESOLUTION APPROVING A PLAT OF SUBDIVISION FOR THE  
PROPERTY LOCATED AT 5201 HOWARD STREET, SKOKIE, ILLINOIS  
IN AN R-2 SINGLE FAMILY RESIDENTIAL DISTRICT**

1           **WHEREAS**, Cheder Lubavitch Hebrew Day School, owner of the following described  
2 real property:

3           PARCEL 1:

4           LOTS 1 TO 18, BOTH INCLUSIVE, (EXCEPT THE NORTH 10 FEET OF SAID LOTS 15  
5 TO 18), AND LOTS 27 TO 39, BOTH INCLUSIVE, IN BLOCK 1 ALSO LOTS 1 TO 13,  
6 BOTH INCLUSIVE, AND LOTS 34 TO 42, BOTH INCLUSIVE, IN BLOCK 2,  
7 (EXCEPTING FROM SAID LOTS 11, 12, 13 IN BLOCK 2, THAT PART THEREOF  
8 LYING SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A  
9 POINT ON THE WEST LINE OF SAID LOT 13, 74.60 FEET NORTH OF THE  
10 SOUTHWEST CORNER THEREOF; THEN EXTENDING SOUTHEASTERLY TO A  
11 POINT ON THE EAST LINE OF SAID LOT 11, 10.4 FEET NORTH OF THE  
12 SOUTHEAST CORNER THEREOF AND EXCEPTING FROM SAID LOTS 34, 35 AND  
13 36 IN BLOCK 2, THAT PART THEREOF LYING SOUTHWESTERLY OF A LINE  
14 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID  
15 LOT 34, 63 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THEN  
16 EXTENDING SOUTHEASTERLY TO A POINT ON THE SOUTH LINE OF SAID LOT 36,  
17 28.2 FEET EAST OF THE SOUTHWEST CORNER THEREOF), IN METROPOLITAN'S  
18 HOWARD-LARAMIE GARDENS SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION  
19 28, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN  
20 IN COOK COUNTY, ILLINOIS.

21           PARCEL 2:

22           THE VACATED PUBLIC STREET KNOWN AS JEROME AVENUE LYING WEST OF  
23 THE WEST LINE OF LARAMIE AVENUE AND EAST OF THE EASTERLY LINE OF  
24 EDENS EXPRESSWAY, TOGETHER WITH ALL THE VACATED PUBLIC ALLEYS IN  
25 BLOCKS 1 AND 2 LYING WEST OF THE WEST LINE OF LARAMIE AVENUE AND  
26 EAST OF THE EASTERLY LINE OF EDENS EXPRESSWAY ALL IN METROPOLITAN'S  
27 HOWARD-LARAMIE GARDENS SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION  
28 28, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,  
29 AS VACATED BY ORDINANCE RECORDED AS DOCUMENT NUMBER 16619957, IN  
30 COOK COUNTY, ILLINOIS.

31           PINS: 10-28-303-040, 10-28-303-041, 10-28-303-042, 10-28-303-043, 10-28-307-043,  
32 10-28-307-044, 10-28-307-045, and 10-28-307-046  
33

# UNOFFICIAL COPY

1 more commonly known as 5201 Howard Street, Skokie, Illinois (hereinafter the "Subject  
2 Property") in an R-2 Single Family Residential district, petitioned the Village of Skokie for a  
3 subdivision of the Subject Property by dividing the lot into eight lots as shown on the "Final  
4 Plat of Subdivision Howard-Laramie Resubdivision", dated July 3, 2003, a copy of which is  
5 attached hereto as Exhibit "1", for the purpose of developing six townhouse buildings and  
6 storm water detention capacity on seven lots in the southern 2.5 acres, and retaining the  
7 Cheder Lubavitch Hebrew Day School in the north 2.6 acres on the eighth lot; and

8 **WHEREAS**, the Skokie Plan Commission, at a public hearing duly held May 15,  
9 2003: (i) determined that proper legal notice had been given and no objections to the  
10 proposed subdivision was presented; and (ii) voted to recommend to the Mayor and Board  
11 of Trustees that the requested subdivision be approved subject to the conditions contained  
12 in the attachment to the Plan Commission Report dated July 21, 2003; and

13 **WHEREAS** the Mayor and Board of Trustees, at a public meeting duly held on July  
14 21, 2003 concurred in the aforesaid recommendation of the Skokie Plan Commission;

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

17 **Section 1:** That the requested subdivision of the Subject Property, described  
18 above and commonly known as 5201 Howard Street, Skokie, Illinois, in  
19 an R-2 Single Family Residential district be and the same is hereby approved subject to the  
20 following conditions:

- 21 1. The petitioner shall submit an original signed (all blanks except the Village – in  
22 black ink) mylar for signature and recording (by the Village);
- 23 2. The petitioner shall provide stormwater detention on lot 7 of the subdivision of  
24 sufficient capacity to accommodate the runoff generated by the amount of  
25 impermeable surface greater than 50% of lot 8, in addition to the runoff from lots  
26 1 through 7, as approved by the Engineering Division;
- 27 3. Prior to recording of the Final Plat of Subdivision, dated July 15, 2003, concrete  
28 monuments shall be set on the site at the corners of the subdivision as indicated  
29 on the Final Plat of Subdivision;
- 30 4. The petitioner shall submit an electronic non-compressed AutoCad 2002 2D  
31 version of the revised plat to the Community Development Department;
- 32 5. The petitioner shall comply with all Federal and State statutes, laws, rules and  
33 regulations, and all Village codes, ordinances, rules and regulations;
- 34 6. Failure to abide by any and all terms of this Ordinance shall be cause for the  
35 Village to initiate hearings to determine whether the subject Ordinance should be  
36 revised or revoked; and
- 37 7. The petitioner shall pay all costs related to any hearings conducted as a result of  
38 non-compliance with any of the provisions of the enabling ordinance. The costs  
39 will include but not be limited to: service, certified mail, court reporter, attorney,  
40 and staff time required to research and conduct said hearing.



# UNOFFICIAL COPY

FINAL PLAN OF SUBDIVISION  
HOWARD LARAMEE RESUBDIVISION  
PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 41 NORTH  
RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N.  
10-28-303-040  
10-28-303-041  
10-28-303-042  
10-28-303-043  
10-28-307-043  
10-28-307-044  
10-28-307-045  
10-28-307-046

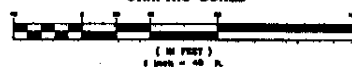
ALL EASEMENT RIGHTS ARE HEREBY VACATED WITHIN THE FORMER  
R.-T.-OF-WAY AND PUBLIC ALLEYS (AS VACATED BY DOC. NO.  
1671957\*\*)

EASEMENT RIGHTS VACATION SHOWN HEREON APPROVED AND ACCEPTED BY

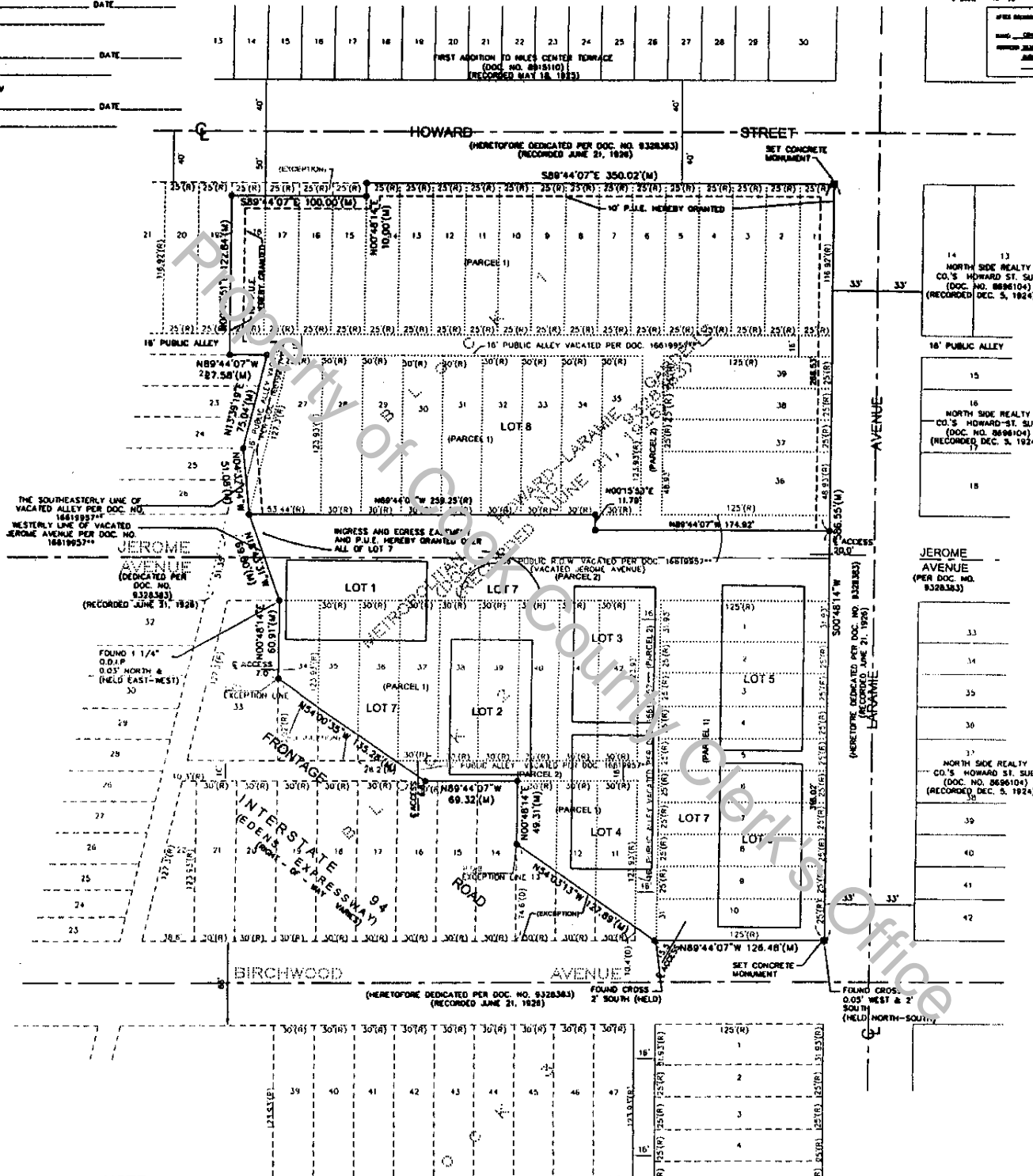
## Exhibit 1

Comes  
BY: \_\_\_\_\_ DATE \_\_\_\_\_  
TITLE: \_\_\_\_\_  
SBC  
BY: \_\_\_\_\_ DATE \_\_\_\_\_  
TITLE: \_\_\_\_\_  
MCDR  
BY: \_\_\_\_\_ DATE \_\_\_\_\_  
TITLE: \_\_\_\_\_  
CABLE TV  
BY: \_\_\_\_\_ DATE \_\_\_\_\_  
TITLE: \_\_\_\_\_

GRAPHIC SCALE



AREA SUMMARY  
(TO HEAVY LINES)  
(BASED ON MEASURED VALUES)  
LOT 1 8308 SQUARE FEET 0.147 ACRES  
LOT 2 8384 SQUARE FEET 0.147 ACRES  
LOT 3 8384 SQUARE FEET 0.147 ACRES  
LOT 4 8384 SQUARE FEET 0.147 ACRES  
LOT 5 7777 SQUARE FEET 0.179 ACRES  
LOT 6 7777 SQUARE FEET 0.179 ACRES  
LOT 7 82590 SQUARE FEET 1.436 ACRES  
LOT 8 114508 SQUARE FEET 2.827 ACRES  
DEDICATED R.O.W. 0 0  
TOTAL 218189 SQUARE FEET 5.008 ACRES



**NOTE:**  
1. 7/8" OUTSIDE DIAMETER X 24" IRON PIPE MONUMENTS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.  
2. THE COORDINATES SHOWN AT PROPERTY CORNERS ARE MADE BY HANN 1987 AND ARE REFERENCED TO THE VILLAGES OF SHORE CONTROL MONUMENTS SH002, SH004, AND SH228A.  
3. APPARENT 15 FOOT BUILDING LINE FOR "ALL LOTS IN THIS SUBDIVISION EXCEPTING LOTS FRONTING ON HOWARD STREET, NILES CENTER ROAD AND LARAMEE AVENUE" IS HEREBY ABROGATED.  
\* AS DISCLOSED BY DEED RESTRICTIONS IN WARRANTY DEEDS RECORDED MAY 20, 1930 AS DOCUMENT NUMBER 1084023, AND RECORDED JUNE 20, 1932 AS DOCUMENT NUMBER 1102578, AND RECORDED JULY 11, 1930 AS DOCUMENT NUMBER 1070237, AND RECORDED JANUARY 15, 1930 AS DOCUMENT NUMBER 10574123, AND RECORDED FEBRUARY 3, 1932 AS DOCUMENT NUMBER 11041288, AND RECORDED NOVEMBER 24, 1943 AS DOCUMENT NUMBER 13182502, AND RECORDED JULY 5, 1932 AS DOCUMENT NUMBER 11111374, AND RECORDED OCTOBER 9, 1929 AS DOCUMENT NUMBER 10502233, AND RECORDED OCTOBER 2, 1929 AS DOCUMENT NUMBER 10498274, AND RECORDED SEPTEMBER 21, 1928 AS DOCUMENT 10484470, AND RECORDED MAY 3, 1933 AS DOCUMENT NUMBER 1130736, AND RECORDED AUGUST 3, 1928 AS DOCUMENT NUMBER 10448373.  
4. UPON COMPLETION OF CONSTRUCTION OF LOTS 1 THROUGH 6, INCLUSIVE, SAID LOTS WILL BE DIVIDED INTO INDIVIDUAL UNITS.  
5. \*\* RECORDING DATE NOT LEGIBLE ON DOCUMENT

### CERTIFICATE AS TO COUNTY HIGHWAY ACCESS

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS  
ROADWAY ACCESS TO A COUNTY HIGHWAY HEREBY APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

\_\_\_\_\_  
SUPERINTENDENT OF HIGHWAYS

**ABBREVIATIONS**  
R = RECORD BLANK OR DISTANCE  
M = MEASURED BEARING OR DISTANCE  
C = CALCULATED BEARING OR DISTANCE  
S = SBC SERVICE  
**LINE LEGEND**  
--- PROPERTY LINE  
--- ADJACENT PROPERTY LINE  
--- EASEMENT LINE  
--- ESENTIAL  
--- BUILDING SETBACK LINE

AREA SUMMARY (TO HEAVY LINES) (BASED ON MEASURED VALUES)

LOT	SQUARE FEET	ACRES
LOT 1	8308	0.147
LOT 2	8384	0.147
LOT 3	8384	0.147
LOT 4	8384	0.147
LOT 5	7777	0.179
LOT 6	7777	0.179
LOT 7	82590	1.436
LOT 8	114508	2.827
DEDICATED R.O.W.	0	0
TOTAL	218189	5.008

C:\PSDATA\6461\6461.04 SUB.DWG

1 OF 1  
DRAWN BY: MP  
CHECKED BY: DW  
DATE: 4/06/03  
Prepared By: **COMPASS**  
Land Surveying and Mapping  
2831 Onger Woods Parkway, Suite 100

Prepared For: **FORUM PROPERTIES**  
3700 W. DEVON  
LINCOLNWOOD, IL 60712

REVISIONS	DATE	BY
PER LETTER DATED 5/07/03	5/27/03	MP
PER CLIENT REQUEST	8/04/03	TP
PER LETTER DATED 7/3/03	7/15/03	MP

