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NOTICE OF APPROVAL



Doc#: 0327350340
Eugene "Gene" Moore Fee: \$34.00
Cook County Recorder of Deeds
Date: 09/30/2003 03:09 PM Pg: 1 of 6

An Ordinance granting a Special Use Permit to establish and operate a motor vehicle repair facility at 7346 Central Park Avenue, Skokie, Illinois in an M-3 Industry District. (2003-31P) was approved by the Board of Trustees of the Village of Skokie on September 15, 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.

OWNERS' CERTIFICATION

The undersigned, being the owners or duly authorized representative of the owners, of the real estate commonly known as 7346 Central Park Avenue, Skokie, Illinois and legally described in Exhibit "1" attached hereto and hereby made a part of this Notice of Approval certify 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 31, 2003.

Noah Zafraim
Signature

NOAH ZAFRAIM
Print name

Owner
Title

[Signature]
Signature

ABEN ZIPPERSHTEIN
Print name

Owner
Title

FACTORY MUFFLER and COMPLETE AUTO REPAIR
Company

7346 Central Park
Address

Skokie 60076
City, State Zip

847 322 6689
Phone Number

TO: RECORDER OF DEEDS or REGISTRAR OF TITLES

PLEASE RETURN TO WILL CALL BOX 429

Plan Commission Case Number 2003-31P
Special Use Permit Number 150.01
Village Ordinance Number 03- 9 -Z- 3206

6 PZRA

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JPH: 9/15/03
 PC: 2003-31P
 SUP: 150.01

THIS ORDINANCE MAY BE CITED AS VILLAGE ORDINANCE NUMBER 03-9-Z-3206
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**AN ORDINANCE GRANTING A SPECIAL USE PERMIT
 TO ESTABLISH AND OPERATE A MOTOR VEHICLE
 REPAIR FACILITY AT 7346 CENTRAL PARK AVENUE,
 SKOKIE, ILLINOIS IN AN M-3 INDUSTRY DISTRICT**

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

2 LOTS 5, 6, 7 AND 8 IN KRENN AND DATO'S WEST ROGERS PARK "L" SUBDIVISION
 3 OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST
 4 QUARTER OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE
 5 THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

6 PIN: 10-26-311-022, 10-26-311-023, 10-26-311-024, 10-26-311-025

7
 8 more commonly described as 7346 Central Park Avenue, Skokie, Illinois (hereinafter the
 9 "Subject Property"), petitioned the Village of Skokie for a special use permit to establish and
 10 operate a motor vehicle repair facility in an M-3 Industry District; and

11
 12 **WHEREAS**, the building will include three service bays and five indoor parking
 13 spaces and meets all parking requirements; and

14
 15 **WHEREAS**, the Skokie Plan Commission, at a public hearing duly held on June 19,
 16 2003, determined that legal notice was properly given and one interested party appeared and
 17 testified before the Plan Commission; and

18
 19 **WHEREAS**, the Skokie Plan Commission, on the above date, (i) made positive findings
 20 of fact as required pursuant to Section 13.3 *et seq.* of the Skokie Zoning Ordinance and (ii)
 21 voted to recommend to the Mayor and Board of Trustees that a special use permit to establish
 22 and operate a motor vehicle repair facility be granted, subject to the conditions set forth in the
 23 Plan Commission Report, dated August 4, 2003; and

24 **WHEREAS**, the Mayor and Board of Trustees, at a public meeting duly held on August
 25 4, 2003, concurred in the aforesaid recommendations and findings of fact of the Skokie Plan
 26 Commission;

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

29 **Section 1:** That the special use permit requested by the petitioner to establish and
 30 operate a motor vehicle repair facility at the Subject Property, legally described above and

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1 commonly known as 7346 Central Park Avenue Skokie, Illinois, in an M-3 Industry District is
2 hereby granted and approved subject to each of the conditions set forth below:

- 3 1. The petitioner shall develop the subject site in substantial conformance
4 with the final Village approved Site Plan, Floor Plan and Building
5 Elevations, all dated June 19, 2003;
- 6 2. The proposed development shall have a minimum of 15 off-street
7 parking spaces including 1 handicapped parking space, as indicated on
8 the Site Plan dated June 19, 2003;
- 9 3. Prior to the issuance of building permits, the petitioner shall submit to
10 the Village of Skokie Community Development Department a Cook
11 County Assessor's Office Petition to Consolidation of Property Tax to
12 consolidate property identification numbers 10-26-311-022, 10-26-311-
13 023, 10-26-311-024, and 10-26-311-025 into a single tax parcel;
- 14 4. All fencing, walls, sidewalks, driveways, curbs, wheel stops, parking
15 areas, signage, structures, and any other facilities or infrastructure on
16 the site shall be maintained in a good state of repair, and when needed,
17 be repaired or replaced in a timely manner;
- 18 5. Parking lot and exterior lighting shall be full cut-off design and directed
19 away from adjacent properties, and subject to the approval of the
20 Engineering Division;
- 21 6. All off-street parking spaces shall be legibly striped and maintained;
- 22 7. All sites must conform to the Village's Storm Water Control Ordinance as
23 contained in the Zoning Ordinance, including the disconnection of any
24 downspouts;
- 25 8. All modifications to building elevations, signage, and landscaping shall
26 be subject to the review and approval of the Skokie Appearance
27 Commission;
- 28 9. All signage shall conform to the Skokie Sign Code in Chapter 82 of the
29 Skokie Village Code. Any sign on the site that is in violation of that Code
30 must be removed or modified to conform therewith prior to the issuance
31 of an occupancy permit;
- 32 10. The handicapped parking spaces shall be installed and maintained in
33 compliance with State of Illinois Accessibility Standards and Article 11 of
34 the Skokie Amended Zoning Ordinance. All handicapped parking spaces
35 shall be included in the Village Handicapped Parking Space
36 Maintenance Program;
- 37 11. Vehicles shall not be allowed to be parked in or otherwise block
38 driveways, sidewalks, aisles, or other points of access at any time, shall
39 always be parked in designated parking spaces, and shall not overlap
40 the striped lines of designated parking spaces. All employees shall park
41 on the subject site;

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- 1 12. No abandoned items, including abandoned vehicles, shall be allowed to
2 remain on the site;
- 3 13. All private and public sidewalks shall be maintained free of snow, ice,
4 sleet, or other objects that may impede travel;
- 5 14. All buildings shall meet current BOCA and NFPA Life Safety Codes;
- 6 15. The petitioner shall submit to the Planning Division electronic files of the
7 Plat of Survey, and Site Plan in their approved and finalized form. The
8 files shall be scaled CADD 2D drawing files on non-compressed, non-
9 read only, IBM formatted, 3.5-inch diskette(s) or CD-ROM .DWG
10 AutoCad format (version 2002 preferred);
- 11 16. Prior to the issuance of building permits, the petitioner shall submit to
12 the Planning Division of the Community Development Department the
13 name, address, and telephone number of the company and contact
14 person responsible for site maintenance compliance with the special use
15 permit;
- 16 17. If work is to be performed on public property or if public property is
17 utilized or impacted during construction and or development, the
18 developer and/or contractor shall provide the Village of Skokie with a
19 certificate of insurance naming the Village of Skokie as additionally
20 insured for any and all claims related to any and all work. The developer
21 and/or contractor shall hold the Village of Skokie harmless and
22 indemnify the Village for any and all claims for property damage or
23 personal injury related to work on or use of public property;
- 24 18. The petitioner shall comply with all Federal and State statutes, laws,
25 rules and regulations and all Village codes, ordinances, rules, and
26 regulations;
- 27 19. Failure to abide by any and all terms of this Ordinance shall be cause for
28 the Village to initiate hearings to determine whether the subject
29 Ordinance, as well as any applicable business licenses, should be
30 revised or revoked; and
- 31 20. The petitioner shall pay all costs related to any hearings conducted as a
32 result of non-compliance with any of the provisions of the enabling
33 ordinance. The costs shall include but not be limited to court reporter
34 fees, attorney fees, and staff time required researching and conducting
35 said hearing.

36 **Section 2:** That a notice of the enactment of this Ordinance incorporating the
37 conditions contained herein shall be approved by the owner of the property in writing and
38 duly recorded with the Cook County Recorder of Deeds Office at the owner's expense.

39 **Section 3:** That this Ordinance shall be in full force and effect from and after its
40 passage, approval and recordation as provided by law.
41

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ADOPTED this 15th day of September, 2003.

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

Nays: 0

Absent: 0

Attested and filed in my
office this 16th day of
September, 2003.

Marlene Williams
Village Clerk

Approved by me this 15th day of
September, 2003.

George Van Dusen
Mayor, Village of Skokie

Marlene Williams
Village Clerk

1

Property of Cook County Clerk's Office

