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## NOTICE OF APPROVAL

An ordinance amending the special use permit granted by Ordinance 80-2-Z-1261, 80-10-Z-1311 and 92-5-Z-2293 for the Evanston Golf Club at 4401 Dempster Street, Skokie, Illinois in an R1 Single Family Residential district was approved by the Board of Trustees of the Village of Skokie on July 3, 2006. The approval granted is shown on the document attached hereto, marked Exhibit "1" and hereby made a part of this Notice of Approval.



Doc#: 0620056149 Fee: \$42.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 07/19/2006 01:59 PM Pg: 1 of 10

**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 **4401 Dempster Street** 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 July 7 day of 2006, 2006.



[Signature]  
Signature

Jeffery R. Tangier  
Print name

President  
Title

Evanston Golf Club  
Company

4401 Dempster St  
Address

SKOKIE IL 60076  
City, State Zip

847-676-0300  
Phone Number

Plan Commission Case Number 79-46P  
Village Ordinance Number 06-7-Z- 3448

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Exhibit 4

JPH: \*7/3/06  
 PC: 79-46P  
 SUP: 139.04

THIS ORDINANCE MAY BE CITED AS  
 VILLAGE ORDINANCE NUMBER

06-7-Z-3448

**AN ORDINANCE AMENDING THE SPECIAL USE PERMIT GRANTED  
 BY ORDINANCES 80-2-Z-1261, 80-10-Z-1311 AND 92-5-Z-2293 FOR  
 THE EVANSTON GOLF CLUB AT 4401 DEMPSTER STREET, SKOKIE,  
 ILLINOIS IN AN R1 SINGLE FAMILY RESIDENTIAL DISTRICT**

**WHEREAS**, the Evanston Golf Club requested modification to its special use permit through the modified review procedure as owner of the following described property:

**PARCEL 1:**

THE WEST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THE SOUTH 20 ACRES THEREOF) AND ALSO THE EAST 1/2 OF THE NORTHWEST 1/4 (EXCEPT THE SOUTH 6 ACRES THEREOF) OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,

EXCEPTING FROM SAID PREMISES THAT PART INCLUDED IN NEW EVANSTON GOLF CLUB'S SUBDIVISION IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 22, AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1918 AS DOCUMENT 6357632,

AND ALSO EXCEPTING FROM SAID PREMISES THE EAST 250.0 FEET OF THE SOUTH 200.9 FEET OF THE NORTH 852.9 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 22, AFORESAID,

ALSO EXCEPTING FROM SAID PREMISES THAT PART OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOW:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22 AND THE NORTH LINE OF THE SOUTH 6 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22; THENCE WEST ON THE NORTH LINE OF SAID SOUTH 6 ACRES, 250.0 FEET; THENCE NORTH ON A LINE PARALLEL WITH THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22, 200.0 FEET; THENCE NORTHEASTERLY TO A POINT ON THE EAST LINE OF SAID NORTHWEST 1/4, 290.0 FEET NORTH OF THE POINT OF BEGINNING; THENCE SOUTH ON THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22, 290.0 FEET TO THE POINT OF BEGINNING,

AND ALSO EXCEPTING THEREFROM THAT PART OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SAID NORTHWEST 1/4 WITH THE NORTH LINE OF THE SOUTH 6 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 22 FEET; THENCE SOUTH 88 DEGREES 46 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTH 6 ACRES, 250.0 FEET TO A POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE CONTINUING SOUTH 88 DEGREES 46 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTH 6 ACRES, 48.39 FEET; THENCE NORTH 07 DEGREES 23 MINUTES 05 SECONDS WEST, 171.52 FEET; THENCE NORTH 66 DEGREES 16 MINUTES 45 SECONDS EAST, 76.93 FEET TO A POINT ON A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID NORTHWEST 1/4 THROUGH THE AFOREMENTIONED

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POINT OF BEGINNING, SAID POINT BEING 200.0 FEET NORTH OF SAID POINT OF BEGINNING;  
THENCE SOUTH ALONG SAID LAST DESCRIBED PARALLEL LINE, 200.0 FEET TO THE POINT OF  
BEGINNING, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

LOTS "A", "B" AND "C" (EXCEPT THE NORTH 10 FEET OF SAID LOTS "A" AND "B" TAKEN FOR  
WIDENING OF DEMPSTER STREET) IN NEW EVANSTON GOLF CLUB'S SUBDIVISION IN THE  
WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 22, AFORESAID, ACCORDING TO THE PLAT  
THEREOF RECORDED JULY 12, 1918 AS DOCUMENT 6357632, IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**

LOT 16 (EXCEPT THE WEST 7 FEET THEREOF) IN EVANSTON GOLF CLUB'S WEST BORDER LOT  
SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH,  
RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF  
RECORDED JULY 10, 1924 AS DOCUMENT 8503410, IN COOK COUNTY, ILLINOIS.

**PARCEL 4:**

LOTS 3 TO 9, INCLUSIVE TAKEN AS A TRACT, (EXCEPT THE WEST 183.0 FEET THEREOF AND  
EXCEPT THE WEST 1083 FEET OF THE NORTH 200.0 FEET OF SAID LOT 9) IN SUBDIVISION OF  
THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, AFORESAID, ACCORDING TO THE PLAT  
THEREOF RECORDED MAY 17, 1907 IN BOOK 93 OF PLATS, PAGE 50 AS DOCUMENT 4037656,

EXCEPTING FROM THE AFOREDESCRIBED PREMISES THE FOLLOWING DESCRIBED PARCELS  
OF LAND TO WIT:

("A")

THE WEST 50.0 FEET, AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF, OF THAT  
PART OF SAID LOTS 3 TO 9, INCLUSIVE, TAKEN AS A TRACT, LYING EAST OF AND ADJOINING  
THE EAST LINE OF LOTS 1, 2, 3 AND 4 IN EVANSTON GOLF CLUB'S WEST BORDER LOT  
SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH,  
RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF  
RECORDED JULY 10, 1924 AS DOCUMENT 8503410, LYING NORTH OF THE SOUTH LINE,  
EXTENDED EAST, OF LOT 1 IN SAID EVANSTON GOLF CLUB'S WEST BORDER LOT SUBDIVISION  
AND LYING SOUTH OF THE NORTH LINE, EXTENDED EAST OF LOT 4 IN SAID EVANSTON GOLF  
CLUB'S WEST BORDER LOT SUBDIVISION, IN COOK COUNTY, ILLINOIS.

ALSO

("B")

THE WEST 50.0 FEET, AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF, OF THAT  
PART OF SAID LOTS 3 TO 9, INCLUSIVE, TAKEN AS A TRACT, LYING EAST OF AND ADJOINING  
THE EAST LINE OF LOTS 10 TO 15, INCLUSIVE, IN EVANSTON GOLF CLUB'S WEST BORDER LOT  
SUBDIVISION, AFORESAID, LYING NORTH OF THE SOUTH LINE, EXTENDED EAST, OF LOT 10 IN  
SAID EVANSTON GOLF CLUB'S WEST BORDER LOT SUBDIVISION AND LYING SOUTH OF THE  
NORTH LINE, EXTENDED EAST OF LOT 15 IN SAID EVANSTON GOLF CLUB'S WEST BORDER LOT  
SUBDIVISION,

ALSO

("C")

THE NORTH 50.0 FEET, AS MEASURED ON THE EAST AND WEST LINES THEREOF, OF THAT  
PART OF SAID LOTS 3 TO 9, INCLUSIVE, TAKEN AS A TRACT, LYING SOUTH OF AND ADJOINING  
THE SOUTH LINE OF LOTS 26 TO 29, INCLUSIVE, IN EVANSTON GOLF CLUB'S WEST BORDER  
LOT SUBDIVISION, AFORESAID, LYING EAST OF THE WEST LINE, EXTENDED SOUTH, OF LOT 26  
IN SAID EVANSTON GOLF CLUB'S WEST BORDER LOT SUBDIVISION AND LYING WEST OF THE  
EAST LINE, EXTENDED SOUTH OF LOT 29 IN SAID EVANSTON GOLF CLUB'S WEST BORDER LOT  
SUBDIVISION,

ALSO

("D")

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1 THAT PART OF LOT 9 IN THE SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF  
2 SECTION 22, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,  
3 DESCRIBED AS FOLLOWS:

4 BEGINNING AT THE SOUTHEAST CORNER OF LOT 24 IN EVANSTON GOLF CLUB'S WEST  
5 BORDER LOT SUBDIVISION, AFORESAID, AND RUNNING THENCE SOUTH ALONG THE EAST LINE  
6 OF SAID LOT 24 EXTENDED SOUTH, A DISTANCE OF 295.0 FEET; THENCE SOUTHWESTERLY  
7 308.25 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF LOT 17 IN EVANSTON GOLF  
8 CLUB'S WEST BORDER LOT SUBDIVISION, AFORESAID; THENCE NORTH ALONG THE EAST LINE  
9 OF LOTS 17 TO 22 IN EVANSTON GOLF CLUB'S WEST BORDER LOT SUBDIVISION, AFORESAID;  
10 525.0 FEET TO THE SOUTHWEST CORNER OF LOT 23 IN EVANSTON GOLF CLUB'S WEST  
11 BORDER LOT SUBDIVISION, AFORESAID; THENCE EAST ALONG THE SOUTH LINE OF SAID LOTS  
12 23 AND 24, 200.0 FEET TO THE POINT OF BEGINNING,  
13

14 ALSO

15 ("E")

16 THE SOUTH 325.0 FEET, AS MEASURED ON THE EAST AND WEST LINES THEREOF, OF THE  
17 EAST 1/2 OF LOTS 3 AND 4, TAKEN AS A TRACT, IN THE SUBDIVISION OF THE WEST 1/2 OF THE  
18 NORTHWEST 1/4 OF SECTION 22, AFORESAID,  
19

20 ALSO

21 ("F")

22 THE SOUTH 205.84 FEET, AS MEASURED ON THE EAST AND WEST LINES THEREOF, OF THE  
23 WEST 33.0 FEET, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE THEREOF, OF THAT  
24 PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE  
25 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH LINE OF THE  
26 SOUTH 6 ACRES THEREOF,  
27

28 ALSO

29 ("G")

30 THE NORTH 40 FEET (AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) OF  
31 THE NORTHWEST 1/4 OF SECTION 22, AFORESAID,  
32

33 ALSO

34 ("H")

35 THAT PART OF LOT 3 IN THE SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF  
36 SECTION 22, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN  
37 DEDICATED FOR STREET PURPOSES BY INSTRUMENT RECORDED AS DOCUMENT 24230436,  
38

39 ALSO

40 ("I")

41 THE EAST 143.00 FEET OF THE WEST 183.00 FEET OF THE SOUTH 33 FEET OF LOT 3 IN  
42 SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH,  
43 RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF  
44 RECORDED MAY 17, 1907 IN BOOK 93 OF PLATS, PAGE 50 AS DOCUMENT 4037656, IN COOK  
45 COUNTY, ILLINOIS.  
46

47 ALSO

48 ("J")

49 THE WEST 25 FEET OF THAT PART OF SAID LOTS 3 TO 9, INCLUSIVE, TAKEN AS A TRACT,  
50 LYING EAST OF AND ADJOINING THE EAST LINE OF LOTS 5 TO 9, INCLUSIVE, IN SUBDIVISION  
51 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 13,  
52 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED  
53 MAY 17, 1907 IN BOOK 93 OF PLATS, PAGE 50 AS DOCUMENT 4037656, LYING EAST OF AND  
54 ADJOINING THE EAST LINE OF LOTS 5, 6, 7, 8 AND 9 IN EVANSTON GOLF CLUB'S WEST BORDER  
55 LOT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JULY 10, 1924 AS  
56 DOCUMENT 8503410, LYING NORTH OF THE SOUTH LINE, EXTENDED EAST, OF LOT 5 IN SAID  
EVANSTON GOLF CLUB'S WEST BORDER LOT SUBDIVISION AND LYING SOUTH OF THE NORTH

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1 LINE, EXTENDED EAST OF LOT 9 IN SAID EVANSTON GOLF CLUB'S WEST BORDER LOT  
2 SUBDIVISION, ALL IN COOK COUNTY, ILLINOIS.

3  
4 **PARCEL 5:**

5 LOT 26 (EXCEPT THE NORTH 10 FEET THEREOF TAKEN FOR WIDENING OF DEMPSTER  
6 STREET), THE EAST 85 FEET OF LOT 24 (EXCEPT THE NORTH 10 FEET THEREOF TAKEN FOR  
7 WIDENING OF DEMPSTER STREET), LOT 23 (EXCEPT THE NORTH 10 FEET THEREOF TAKEN  
8 FOR WIDENING OF DEMPSTER STREET AND EXCEPT THE EAST 10 FEET OF THAT PART OF  
9 SAID LOT 23 LYING NORTH OF THE SOUTH 25 FEET THEREOF), AND THAT PART OF LOT 22  
10 LYING SOUTH OF A STRAIGHT LINE DRAWN FROM THE SOUTHEAST CORNER OF SAID LOT 22  
11 TO A POINT ON THE WEST LINE OF SAID LOT 22, 25.00 FEET NORTH OF THE SOUTHWEST  
12 CORNER THEREOF, ALL IN NEW EVANSTON GOLF CLUB'S SUBDIVISION, AFORESAID,

13  
14 **PARCEL 6:**

15 LOTS 30 AND 31 (EXCEPT THE NORTH 7 FEET THEREOF) IN EVANSTON GOLF CLUB'S WEST  
16 BORDER LOT SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22,  
17 TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO  
18 THE PLAT THEREOF RECORDED JULY 10, 1924 AS DOCUMENT NUMBER 8503410, IN COOK  
19 COUNTY, ILLINOIS.

20 PINS: 10-22-100-009, 10-22-100-010, 10-22-100-023, 10-22-100-025, 10-22-100-036, 10-22-100-037,  
21 10-22-101-001, 10-22-101-002, 10-22-101-003, 10-22-101-004, 10-22-101-015, 10-22-102-037,  
22 10-22-102-032, 10-22-102-033, 10-22-102-034, 10-22-102-035, 10-22-200-001, 10-22-200-012,  
23 10-22-200-017, 10-22-200-019, 10-22-200-020, 10-22-200-021, 10-22-200-023, 10-22-200-040,  
24 10-22-200-051

25  
26 commonly known as 4401 Dempster Street, Skokie, Illinois in an R1 Single Family  
27 Residential district (hereinafter the "Subject Property"); and

28 **WHEREAS**, on February 19, 1980, the Mayor and Board of Trustees of the Village of  
29 Skokie adopted Village Ordinance Number 80-2-Z-1261 granting a special use permit to construct  
30 a new one story office addition and storage room in the clubhouse of the Evanston Golf Club at  
31 4401 Dempster, Skokie, Illinois; and

32 **WHEREAS**, on October 20, 1980, the Mayor and Board of Trustees of the Village of  
33 Skokie adopted Village Ordinance Number 80-10-Z-1311, amending the aforementioned special  
34 use permit to allow construction of a golf cart storage building at 4401 Dempster Street, Skokie,  
35 Illinois; and

36 **WHEREAS**, on May 4, 1992, the Mayor and Board of Trustees of the Village of Skokie  
37 adopted Village Ordinance Number 92-5-Z-2293 amending the previously amended special use  
38 permit in order to allow the construction of new pool buildings, cabanas, child-play area, snack  
39 bar, a building addition at the east end of the clubhouse for a new tennis pro shop and locker  
40 rooms, a masonry enclosure for the chiller equipment and the redesign of parking lots and  
41 driveways; and

42 **WHEREAS**, the requested modifications at issue would allow the renovation of the  
43 clubhouse building and several minor additions as follows:

- 44 (i) most of the rooms in the clubhouse building will be renovated with new  
45 finishes;  
46 (ii) two staircases will be enclosed;

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- 1 (iii) a women's lounge will be constructed on the first floor, at the southeast  
2 corner of the building;  
3 (iv) an employee lounge, dry storage area and an office will be added on the  
4 second floor; and  
5 (v) a freight elevator for the kitchen will be added; and

6 **WHEREAS**, the proposed additions have a combined area of approximately 2,698 square  
7 feet; and

8 **WHEREAS**, none of the remodeling efforts will affect the existing parking requirement for  
9 the use and the parking lot and driveways will remain as approved; and

10 **WHEREAS**, the proposed design of the additions will be consistent with the appearance of  
11 the existing building and the Appearance Commission reviewed and approved the appearance of  
12 the redevelopment at its January 11, 2006, meeting; and

13 **WHEREAS**, pursuant to the modified review process outlined in Section 118-34 of the  
14 Skokie Village Code, the Plan Commission Chairman, Corporation Counsel and Community  
15 Development Director reviewed the request and found that the requested modification is in  
16 substantial compliance with the intent of the special use permit approved in Village Ordinance  
17 Number 80-2-Z-1261 and amended by Village Ordinance Numbers 80-10-Z-1311 and 92-5-Z-  
18 2293; and

19 **WHEREAS**, on May 1, 2006, the Chairman of the Plan Commission recommended to the  
20 Mayor and Board of Trustees that the requested modifications be granted, subject to the conditions  
21 set out in his memorandum dated, April 13, 2006; and

22 **WHEREAS**, it was further recommended that Village Ordinance Numbers 80-2-Z-1261, 80-  
23 10-Z-1311 and 92-5-Z-2293 should remain in full force and effect; and

24 **WHEREAS**, at a public meeting duly held, on May 1, 2006, the Mayor and Board of  
25 Trustees concurred in the aforesaid recommendations and findings of fact of the Plan Commission  
26 Chairman, the Corporation Counsel, and the Community Development Director;

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

29 **Section 1:** That the request of the owner of the Subject Property, legally described  
30 above, to modify the previously amended special use permit in order to renovate the clubhouse  
31 building and allow several minor additions to the Evanston Golf Club at 4401 Dempster Street,  
32 Skokie, Illinois, be and the same is hereby granted, subject to the following conditions:

- 33 1. The petitioner shall develop the Subject Property in substantial conformance with the final  
34 Village approved clubhouse Site Plan, dated January 23, 2006, First and Second Floor  
35 Proposed Plans, dated January 23, 2006, and the four building elevations, dated December  
36 29, 2005;
- 37 2. The petitioner shall execute and record a plat of subdivision prior to the end of 2006, after  
38 approval by the Village, indicating the consolidation of all lots at the site.
- 39 3. Petitioner shall dedicate sufficient property along Dempster Street and Keeler Avenue, for  
40 right of way purposes, to ensure that the right of way extends forty feet south of, and parallel

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1 with, the Section Line between Sections 15 and 22 (such Section Line approximately  
 2 located as the center line of Dempster Street) for the entire length of the Subject Property  
 3 along Dempster Street, and that the right of way extends 33.00 feet west of, and parallel  
 4 with, the east line of the west half of the northeast quarter of Section 22 (such east line  
 5 approximately located as the center line of Keeler Avenue) for the entire length of the  
 6 Subject Property along Keeler Avenue;

- 7 4. Any areas of new impermeable surface shall meet current stormwater control requirements;
- 8 5. Detailed renovation plans shall be submitted for the kitchen that include:
- 9     A. Structural, plumbing and electrical layout,
- 10     B. Complete equipment layout with food surfaces equipment specifications,  
 11 including the manufactures model number. All equipment must be constructed to  
 12 conform to National Sanitation Foundation standards,
- 13     C. Complete ventilation plans including kitchen exhaust and make-up air,
- 14     D. Finish schedules for walls, floors, ceilings and counter surfaces,
- 15     E. All Skokie Health Department Food Service Construction Requirements shall be  
 16 met;
- 17 6. The petitioner shall sign an "Agreement for Installation and Maintenance of Landscaping" to  
 18 assure that the site and parkway landscaping is completed and maintained in accordance  
 19 with the final approved landscape plan. This agreement shall be executed and recorded at  
 20 the petitioner's expense prior to the issuance of Building Permit;
- 21 7. Trash shall only be allowed within a designated trash enclosure, and shall be screened  
 22 from public view in an enclosure of material matching the building. All trash shall be  
 23 contained in such a way as to remain out of sight at all times, except for waste receptacles  
 24 referenced in Condition Number 7 below;
- 25 8. Waste receptacles shall be placed on the site for the use of members and visitors, and that  
 26 the Health Department shall determine the size, type, and location of these units;
- 27 9. The petitioner shall obtain all required permits and approvals for improvements to County,  
 28 State, or Federal rights of way from the governing jurisdiction;
- 29 10. Stop signs and bars shall be provided at all exit drives;
- 30 11. No signs advertising the business are allowed on the Subject Property;
- 31 12. All fencing, walls, sidewalks, driveways, curbs, wheel stops, parking areas, signage,  
 32 landscaping, structures, and any other facilities or infrastructure on the site shall be  
 33 maintained in a good state of repair, and when needed, be repaired or replaced in a timely  
 34 manner;
- 35 13. Parking lot and exterior lighting shall be full cut-off design and directed away from adjacent  
 36 properties, and subject to the approval of the Engineering Division;
- 37 14. All off-street parking spaces shall be legibly striped and maintained and any plan to re-  
 38 stripe the parking areas must be approved by the Director of the Engineering Division prior  
 39 to re-striping;
- 40 15. Regulatory signage or pavement markings shall be provided to help assure proper vehicular  
 41 traffic movement;
- 42 16. All sites must conform to the Village's Storm Water Control requirements as contained in the

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1 Skokie Village Code, including the disconnection of any downspouts;

- 2 17. All modifications to building elevations, signage, and landscaping shall be subject to the  
3 review and approval of the Skokie Appearance Commission;
- 4 18. All signage shall conform to the Skokie Village Code. Any sign on the site that is in violation  
5 of that Code must be removed or modified to conform therewith prior to the issuance of an  
6 occupancy permit;
- 7 19. All existing damaged sidewalks shall be replaced;
- 8 20. Handicapped ramps are to be provided as necessary and meet State of Illinois accessibility  
9 requirements and the Skokie Village Code;
- 10 21. The handicapped parking spaces shall be installed and maintained in compliance with State of  
11 Illinois Accessibility Standards and the Skokie Village Code. All handicapped parking spaces  
12 shall be included in the Village Handicapped Parking Space Maintenance Program;
- 13 22. Vehicles shall not be allowed to be parked in or otherwise block driveways, sidewalks,  
14 aisles, or other points of access at any time, shall always be parked in designated parking  
15 spaces, and shall not overlap the striped lines of designated parking spaces. All employees  
16 shall park on the Subject Property;
- 17 23. No abandoned items, including abandoned vehicles, shall be allowed to remain on the  
18 Subject Property;
- 19 24. All private and public sidewalks shall be maintained free of snow, ice, sleet, or other objects  
20 that may impede travel;
- 21 25. All new utilities serving the site shall be placed or relocated underground;
- 22 26. The petitioner shall bear the full cost of any utility relocation and/or conflicts;
- 23 27. All landscaping shall be maintained to a maximum height of 30 inches for a distance of 15  
24 feet from any vehicular access point into or out of the establishment in order to maintain  
25 adequate sight distance;
- 26 28. Landscaping shall be adequately maintained including trimming and watering thereof. All  
27 dead landscaping shall be replaced in a timely manner;
- 28 29. All buildings shall meet current International Building and NFPA Life Safety Codes as  
29 amended;
- 30 30. The petitioner shall submit to the Planning Division electronic drawing files of the Plat of  
31 Survey, Plat of Subdivision, Site Plan, Landscape Plan, Sign Plan, Engineering Drawings,  
32 and As-Built drawings, in their approved and finalized form. The files shall be scaled in feet  
33 with SPCS north being at the top of the drawing in the SPCS (NAD83 HARN1997)  
34 coordinate system, in non-compressed, non-read only, IBM formatted, and provided on CD-  
35 ROM, in .DWG AutoCAD 2D drawing format only (version 2004 preferred);
- 36 31. Prior to the issuance of building permits, the petitioner shall submit to the Planning Division  
37 of the Community Development Department the name, address, and telephone number of  
38 the company and contact person responsible for site maintenance in compliance with the  
39 special use permit;
- 40 32. If work is to be performed on public property or if public property is utilized or impacted  
41 during construction and/or development, the owner shall provide, or shall cause the  
42 developer and/or contractor to provide, the Village of Skokie with a certificate of insurance  
43 naming the Village of Skokie as additionally insured for any and all claims related to any



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1 and all work. The owner shall hold, and shall cause the developer and/or contractor to hold,  
2 the Village of Skokie harmless and indemnify the Village for any and all claims for property  
3 damage or personal injury related to work on or use of public property;

4 33. The petitioner shall comply with all Federal and State statutes, laws, rules and regulations  
5 and all Village codes, ordinances, rules, and regulations;

6 34. Failure to abide by any and all terms of this Ordinance shall be cause for the Village to  
7 initiate hearings to determine whether the subject Ordinance, as well as any applicable  
8 business licenses, should be revised or revoked; and

9 35. The petitioner shall pay all costs related to any hearings conducted as a result of non-  
10 compliance with any of the provisions of the enabling ordinance. The costs shall include  
11 but not be limited to court reporter fees, attorney fees, and staff time required researching  
12 and conducting said hearing.

13 **Section 2:** That the provisions and conditions of Village Ordinance Numbers 80-2-Z-  
14 1261, 80-10-Z-1311 and 92-5-Z-2293 shall be and the same shall remain in full force and effect.  
15 This ordinance shall be interpreted as a continuation of the special use permit for the establishment  
16 and operation of a golf course together with all structures, driveways and parking lots as shown on  
17 the exhibits attached to the aforementioned prior ordinances as amended by this ordinance.  
18 Should there be a conflict between the language of this Ordinance and any prior ordinance, then  
19 the language of this Ordinance shall control.

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

23 **Section 4:** That this Ordinance shall be in full force and effect from and after its  
24 passage, approval and recordation as provided by law.  
25

**ADOPTED** this 3rd day of July, 2006.

Ayes: 6 (Bromberg, Gelder, Perille  
Roberts, Sutker, Van Dusen)

Nays: 0

Absent: 1 (McCabe)

Attested and filed in my  
office this 5th day of  
July, 2006.

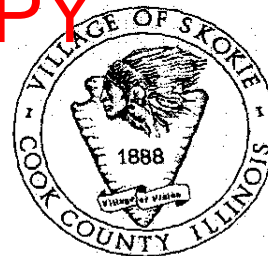
Marlene Williams  
Village Clerk

Marlene Williams  
Village Clerk

Approved by me this 3rd day of  
July, 2006.

George Van Dusen  
Mayor, Village of Skokie

## UNOFFICIAL COPY



STATE OF ILLINOIS)  
 )SS  
 COUNTY OF COOK)

I, MARLENE WILLIAMS, DO HEREBY CERTIFY that I am the regularly elected and acting Clerk of the Village of Skokie, County of Cook and State of Illinois.

I DO FURTHER CERTIFY that the annexed and foregoing Ordinance is a true and correct copy of an Ordinance adopted by the Mayor and Board of Trustees of the Village of Skokie on the 3rd day of July, 2006 by a vote of 6 Ayes, 0 Nays and 1 Absent; that said Ordinance adopted as aforesaid was deposited and filed in the Office of the Village Clerk on the 5th day of July, 2006. and was approved by the Mayor and Board of Trustees on the 3rd day of July, 2006.

I DO FURTHER CERTIFY that the original, of which the foregoing is a true copy is entrusted to my care and safekeeping and I am the Keeper of the records, journals, entries, ordinances and resolutions.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Skokie this 5th day of July, 2006.

Skokie Village Clerk  
 Cook County, Illinois

(seal)