

# UNOFFICIAL COPY



## NOTICE OF APPROVAL

An ordinance amending the zoning map with regard to the property at 8260 Elmwood Street, Skokie, Illinois from an M2 Light Industry district to a B2 Commercial district was approved by the Board of Trustees of the Village of Skokie on February 20, 2007. The approval granted is shown on the document attached hereto, marked Exhibit "1" and hereby made a part of this Notice of Approval.

Doc#: 0707950233 Fee: \$30.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 03/20/2007 03:38 PM Pg: 1 of 4

**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 **8260 Elmwood 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 1 day of March, 2007.

**MAURILIO HERNANDEZ**

Signature

Maurilio Hernandez

Print name

6049 N. Forest Glen

Address

Chicago IL 60646

City, State, Zip

773 736 7334

Phone Number

**MARGUERITE HERNANDEZ**

Signature

Marguerite Hernandez

Print name

6049 N. Forest Glen

Address

Chicago IL 60646

City, State, Zip

773 736 7334

Phone Number

Plan Commission Case Number 2006-27P  
Village Ordinance Number 07-2-Z- 3488

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JPH: \*02/20/07  
PC: 2006-27P

<p>THIS ORDINANCE MAY BE CITED AS VILLAGE ORDINANCE NUMBER <b>07-2-Z-3488</b></p>
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**AN ORDINANCE AMENDING THE ZONING MAP WITH  
REGARD TO THE PROPERTY AT 8260 ELMWOOD STREET,  
SKOKIE, ILLINOIS FROM AN M2 LIGHT INDUSTRY DISTRICT  
TO A B2 COMMERCIAL DISTRICT**

**WHEREAS**, the owner of the following described real property:

LOT 6, 7 & 8 (EXCEPT THOSE PARTS DEDICATED FOR ROAD) IN THE SUBDIVISION OF THAT PART LYING EAST OF THE ROAD OF LOT 3 OF THE OWNER'S SUBDIVISION OF THE NORTH 55 ACRES OF THE SOUTH EAST ¼ OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINS: 10-21-406-015-0000, 10-21-406-016-0000, 10-21-406-017-0000

commonly known as 8260 Elmwood Street, Skokie, Illinois (hereinafter "Subject Property"), petitioned the Village of Skokie to reclassify the zoning of the Subject Property from an M2 Light Industry district to a B2 Commercial; and

**WHEREAS**, the Subject Property has a total area of 14,331 square feet, with 118 feet of frontage on Madison Street and 103 feet on Elmwood Avenue; and

**WHEREAS**, the properties to the west and south of the Subject Property are zoned B2 Commercial and the property to the north is zoned R4 General Residential and is the site of a United States Post Office facility that is retail in nature. The adjacent property to the east is zoned M2 Light Industry; and

**WHEREAS**, this is a companion case to 2007-28P which requests a special use permit to establish and operate a day care center for children on the Subject Property; and

**WHEREAS**, the Community Development Department staff has reviewed the request and supports the requested reclassification for the following reasons:

- (i) some M2 properties further north of the Subject Property include several office uses,
- (ii) the Subject Property is a corner property with frontage on two streets,
- (iii) the site will benefit from the visibility to Post Office customers and the Illinois Science + Technology Park, and
- (iv) traffic will primarily be directed to Niles Center Road, which can provide public transportation access; and

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1           **WHEREAS**, the Skokie Plan Commission, after public hearing duly held on  
 2 November 2, 2006, at which no interested parties testified: (i) determined that proper notice  
 3 had been given; (ii) made the appropriate findings of fact in the affirmative as required  
 4 under Section 118-32 of the Skokie Village Code; and (iii) voted to recommend to the Mayor  
 5 and Board of Trustees that the requested zoning reclassification be granted and the Official  
 6 Zoning Map of the Village of Skokie be amended to reflect this reclassification; and

7           **WHEREAS**, the Mayor and Board of Trustees, after public meeting duly held on  
 8 November 20, 2006, concurred in the aforesaid recommendation of the Plan Commission;

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

11           **Section 1:** That the Subject Property legally described above and commonly  
 12 known as 8260 Elmwood Street, Skokie, Illinois, be and the same is hereby reclassified  
 13 from an M2 Light Industry district to a B2 Commercial district.

14           **Section 2:** That the Official Zoning Map of the Village of Skokie be amended to  
 15 reflect this reclassification.

16           **Section 3:** That a notice of approval of this Ordinance incorporating the  
 17 conditions contained herein shall be executed by the owner of the property in writing and  
 18 duly recorded with the Cook County Recorder of Deeds Office.

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

21           **ADOPTED** this 20th day of February, 2007.

Ayes: 6 (Bromberg, Gelder, McCabe,  
 Perille, Roberts, Sutker)

Nays: 0

Absent: 1 (Van Dusen)

Attested and filed in my  
 office this 21st day of  
 February, 2007.

Marlene Williams  
 Village Clerk

Marlene Williams  
 Village Clerk

Approved by me this 20th day of  
 February, 2007.

Frank McCabe  
 Mayor Pro Tem

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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 6th day of February, 2007 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 20th day of February, 2007. and was approved by the Mayor and Board of Trustees on the 21st day of February, 2007.

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 9th day of March, 2007.

Marlene Williams

Skokie Village Clerk  
 Cook County, Illinois

(seal)