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NOTICE OF APPROVAL



Doc#: 1024356022 Fee: \$48.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 08/31/2010 01:18 PM Pg: 1 of 7

An ordinance granting a special use permit to establish and operate a specialty school at 8111 St. Louis Avenue, Units 2A and 2B, Skokie, Illinois in a M3 Industry district was approved by the Board of Trustees of the Village of Skokie on August 16, 2010. 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 **8111 St. Louis Avenue, Units 2A and 2B, 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 24th day of August, 2010.

8111 St. Louis, LLC

[Signature]
Signature

Harley Kahn
Print name

PROPERTY MANAGER
Title

REA COMMERCIAL REAL ESTATE LLC
Company

7247 St. Louis
Address

SKOKIE IL 60076
City, State Zip

847.676.0030
Phone Number

Plan Commission Case Number 2010-10P
Special Use Permit Number 410.01
Village Ordinance Number 10-8-Z-3784

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Exhibit 1

JPH: *8/16/10
 PC: 2010-10P
 SUP: 410.01

THIS ORDINANCE MAY BE CITED AS
 VILLAGE ORDINANCE NUMBER

10-8-Z-3784

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ESTABLISH
 AND OPERATE A SPECIALTY SCHOOL AT 8111 ST. LOUIS AVENUE,
 UNITS 2A AND 2B, SKOKIE, ILLINOIS IN A M3 INDUSTRY DISTRICT**

WHEREAS the owner of the following described real property:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK,
 STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

THAT PART OF THE FOLLOWING DESCRIBED TRACT OF LAND WHICH LIES EAST
 OF THE EAST LINE OF ST. LOUIS AVENUE AS DEDICATED BY PLAT RECORDED
 JULY 17, 1953 AS DOCUMENT NO. 15672275:

PORTION "A" OF SUBJECT TRACT:

A PARCEL OR STRIP OF LAND 20 FEET IN WIDTH, IN THE SOUTHEAST $\frac{1}{4}$ OF
 SECTION 23, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL
 MERIDIAN, IN COOK COUNTY, ILLINOIS BEING 10 FEET ON EACH SIDE OF A
 CENTER LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 800 FEET NORTH OF THE SOUTH LINE OF SAID SECTION
 23 AND 117 FEET EAST OF THE NORTH AND SOUTH CENTER SECTION LINE OF
 SAID SECTION 23; THENCE NORTHEASTERLY ALONG A CURVE, CONVEX TO THE
 NORTHWEST AND WITH A RADIUS OF 340 FEET TO A POINT 457 FEET EAST OF
 SAID NORTH AND SOUTH CENTER SECTION LINE AND 183.1 FEET SOUTH OF THE
 NORTH LINE OF THE SOUTH $\frac{1}{2}$ OF SAID SOUTHEAST $\frac{1}{4}$; THENCE EAST ALONG A
 STRAIGHT LINE TO A POINT ON THE WEST LINE OF LAND CONVEYED TO
 PETROLAGAR LABORATORIES, INC. (LATER WYETH, INC.) BY DEED RECORDED
 AS DOCUMENT NO. 10896936 AND 183.65 FEET SOUTH OF SAID NORTH LINE OF
 THE SOUTH $\frac{1}{2}$ OF SAID SOUTHEAST $\frac{1}{4}$; EXCEPT (1) THAT PART THEREOF LYING IN
 THE WEST 233.7 FEET OF THE NORTH 330 FEET OF SAID SOUTH $\frac{1}{2}$ OF SAID
 SOUTHEAST $\frac{1}{4}$; AND EXCEPT (2) THAT PART THEREOF LYING SOUTH OF A LINE
 400 FEET SOUTH OF AND PARALLEL TO SAID NORTH LINE OF THE SOUTH $\frac{1}{2}$ OF
 THE SOUTHEAST $\frac{1}{4}$.

PORTION "B" OF SUBJECT TRACT:

A STRIP OF LAND IN SAID SOUTHEAST $\frac{1}{4}$ 13 FEET IN WIDTH LYING SOUTH OF AND
 ADJOINING THE AFORESAID 20 FOOT STRIP OF LAND AND EXTENDING FROM
 SAID WEST LINE OF LAND CONVEYED TO PETROLAGAR LABORATORIES, INC.
 (LATER WYETH, INC.), WESTERLY A DISTANCE OF 375 FEET.

PINS: 10-23-406-020-0000, 10-23-406-032-0000, 10-23-406-045-0000 (formerly known as
 10-23-406-040-0000)

more commonly described as 8111 St. Louis Avenue, Skokie, Illinois, a multi-tenant building
 in a M3 Industry district (hereinafter "Subject Property"), petitioned the Village of Skokie, on
 behalf of its tenant, Keshet Transition Program (hereinafter "Keshet"), for a special use

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1 permit to establish and operate a specialty school at 8111 St. Louis Avenue, Units 2A and
2 2B, Skokie, Illinois (hereinafter "Subject Site"); and

3 **WHEREAS**, Keshet, founded in 1982, provides year round programming for individuals
4 with developmental challenges. One of the programs it offers is the "Transitions Program"
5 (hereinafter "Program"), where individuals aged 18-22 are taught basic vocational and
6 technical skills; and

7 **WHEREAS**, Keshet is desirous of starting a Program at the Subject Site. The Subject
8 Site is currently vacant and is located in an existing 154,202 square foot multi-tenant building;
9 and

10 **WHEREAS**, the Program will provide instruction in life skills training, as well as basic
11 vocational and technical training, including basic office skills, basic computer, data entry,
12 interviewing and social skill development. The school will have approximately 12 students with
13 a maximum of 8 staff members; and

14 **WHEREAS**, the proposed hours of operation for the Program will be Monday through
15 Friday, 9:00 am to 5:00 pm. No weekend education sessions are anticipated; and

16 **WHEREAS**, due to the anticipated high rate of utilization of public transportation by
17 staff and that the students will be dropped off and picked up by family members, area traffic
18 will not be negatively effected; and

19 **WHEREAS**, the parking requirement of 94 spaces for the Subject Property, including
20 15 spaces for the Subject Site, is exceeded by the available 137 spaces. Additionally, 7
21 bicycle parking spaces are required and 8 have been proposed; and

22 **WHEREAS**, the Program is compatible with the primary purpose of the zoning district
23 and will not have any impact on the special uses already in the adjacent area, nor in the
24 Village as a whole; and

25 **WHEREAS**, the Skokie Plan Commission, at a public hearing duly held on June 17,
26 2010, for which proper legal notice had been achieved and no interested parties spoke, (a)
27 made the appropriate findings of fact as required under Section 118-32 of the Skokie Village
28 Code and (b) voted to recommend to the Mayor and Board of Trustees that the requested
29 special use permit be granted subject to the conditions contained in the Plan Commission
30 Report dated July 19, 2010; and

31 **WHEREAS**, the Mayor and Board of Trustees, at a public meeting duly held on July 19,
32 2010, concurred in the aforesaid recommendations and findings of fact of the Skokie Plan
33 Commission;

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

36 **Section 1:** That the special use permit requested by the petitioner to establish and
37 operate a specialty school at the Subject Site, commonly known as 8111 St. Louis Avenue,
38 Units 2A and 2B, Skokie, Illinois, in a M3 Industry district, be and the same is hereby granted
39 and approved subject to each of the conditions set forth below:

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- 1 1. The petitioner shall develop the Subject Property in substantial conformance with the Site
2 Plan, dated July 8, 2010, and Floor Plan dated May 14, 2010;
- 3 2. Prior to the submission of a application for a building permit, the petitioner shall:
 - 4 a. Illustrate wheel stops for the 3 new parking spaces to be located in an existing
5 loading dock area with the wheel stops and striping to match the existing striping,
 - 6 b. Install R7-8 and \$250 fine signs in each parking space for persons with
7 disabilities,
 - 8 c. Fill all existing potholes with asphalt patch, sealcoat the pavement, and re-stripe
9 the parking stall lines,
 - 10 d. Remove the blue tarp from the southeast corner of the property, and the items
11 above and below the tarp;
 - 12 e. Submit a revised site plan to reflect the correct parking layout along St. Louis
13 Avenue and the new right-of-way line along St. Louis Avenue,
 - 14 f. Submit scaled exterior drawings of the west and north building elevations for Unit
15 2B. The door facing St. Louis Avenue shall be permanently locked (without
16 operating hardware) until a deck building permit is obtained and the deck is
17 constructed,
 - 18 g. Submit a scaled proposed cross-section through what is now the existing loading
19 dock facing St. Louis Avenue.
 - 20 h. Submit a copy of the cross access agreement between the 8111 St. Louis
21 Avenue property and the 8100 McCormick Boulevard property (adjacent to the
22 east), to verify that the agreement allows users of the north and east parking
23 areas of the 8111 St. Louis Avenue property to cross over the 8100 McCormick
24 Boulevard property,
 - 25 i. Submit a letter detailing the utilization of the kitchen area to the Health
26 Department in order to determine the applicable health codes and insure proper
27 inspections. Once approved by the Health Department, any changes in kitchen
28 use and food service must be approved by the Health Department;
- 29 3. The petitioner shall maintain the grounds free of trash and debris;
- 30 4. The petitioner shall submit to the Village of Skokie Community Development Department a
31 Cook County Assessor's Office Petition to Consolidation of Property to consolidate property
32 identification numbers 10-23-406-020-000, 10-23-406-032-000, and 10-23-406-045-0000 (or
33 10-23-406-040-000), into a single tax parcel. Alternately, the petitioner may submit
34 evidence that said petition was submitted to the County;
- 35 5. Bicycle racks for a minimum of 7 proposed bicycle parking spaces shall be installed in the
36 location as presented, or closer to the building entrance subject to the approval by the
37 Director of Community Development;
- 38 6. Cut sheets of the bicycle racks must be submitted with the building permit application to
39 allow staff the opportunity to verify that the bicycles can be secured to the rack in 2
40 locations. The rack design is subject to the approval of the Director of Community
41 Development;
- 42 7. Trash shall not be stored on the west side (in the front yard) of the building. All trash shall
43 be contained in such a way as to remain out of sight at all times;

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- 1 8. The petitioner shall obtain all required permits and approvals for improvements to County,
2 State, or Federal rights-of-way from the governing jurisdiction;
- 3 9. All fencing, walls, sidewalks, driveways, curbs, wheel stops, parking areas, signage,
4 landscaping, structures, and any other facilities or infrastructure on the Subject Property
5 shall be maintained in a good state of repair, and when needed, be repaired or replaced in a
6 timely manner;
- 7 10. All off-street parking spaces shall be legibly striped and maintained;
- 8 11. Regulatory signage or pavement markings shall be provided to help assure proper vehicular
9 traffic movement;
- 10 12. All signage shall conform to the Skokie Village Code. Any sign on the Subject Property that
11 is in violation of that Code must be removed or modified to conform therewith prior to the
12 issuance of an occupancy permit;
- 13 13. All existing damaged public sidewalks or sidewalks damaged due to the implementation of
14 this plan shall be replaced;
- 15 14. Handicapped ramps are to be provided as necessary and meet State of Illinois Accessibility
16 requirements and the Skokie Village Code;
- 17 15. The handicapped parking spaces shall be installed and maintained in compliance with State of
18 Illinois Accessibility Standards and the Skokie Village Code;
- 19 16. Vehicles shall always be parked in designated parking spaces, and not overlap the striped
20 lines of designated parking spaces or parked in or otherwise block driveways, sidewalks,
21 aisles, or other points of access. All employees shall park on the Subject Property;
- 22 17. All private and public sidewalks shall be maintained free of snow, ice, sleet, or other objects
23 that may impede travel;
- 24 18. All landscaping shall be maintained to a maximum height of 30 inches for a distance of 15
25 feet from any vehicular access point or intersection in order to maintain adequate sight
26 distance;
- 27 19. All buildings shall meet current International Building and NFPA Life Safety Codes as
28 amended;
- 29 20. The petitioner shall submit to the Planning Division electronic files of the site plan in its
30 approved and finalized form. The file shall be a scaled CADD 2D drawing file on non-
31 compressed, non-read only CD-ROM .dwg AutoCAD format;
- 32 21. Prior to the issuance of building permits, the petitioner shall submit to the Planning Division
33 of the Community Development Department the name, address, and telephone number of
34 the company and contact person responsible for site maintenance in compliance with the
35 special use permit;
- 36 22. If work is to be performed on public property or if public property is utilized or impacted
37 during construction and/or development, the owner shall provide, or shall cause the
38 developer and/or contractor to provide, the Village of Skokie with a certificate of insurance
39 naming the Village of Skokie as additionally insured for any and all claims related to any and
40 all work. The owner shall hold, and shall cause the developer and/or contractor to hold, the
41 Village of Skokie harmless and indemnify the Village for any and all claims for property
42 damage or personal injury related to work on or use of public property;
- 43 23. The petitioner shall comply with all Federal and State statutes, laws, rules and regulations
44 and all Village codes, ordinances, rules, and regulations;

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

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

8 **Section 2:** That a notice of the approval of this Ordinance incorporating the
9 conditions contained herein shall be executed by the owner of the property in writing and
10 duly recorded with the Cook County Recorder of Deeds Office at the owner's expense.

11 **Section 3:** That this Ordinance shall be in full force and effect from and after its
12 passage, approval and recordation as provided by law.
13

ADOPTED this 16th day of August, 2010.

Ayes: 7 (Bromberg, Lorge, Paille, Roberts,
Shah, Sutker, Van Dusen)

Nays: 0
Absent: 0

Attested and filed in my
office this 17th day of
August, 2010.

Marlene Williams
Village Clerk

Marlene Williams
Village Clerk

Approved by me this 16th day of
August, 2010.

George Van Dusen
Mayor, Village of Skokie

