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Doc#: 1128404116 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/11/2011 11:36 AM Pg: 1 of 5

NOTICE OF APPROVAL

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An ordinance amending the Zoning Map with regard to the properties located at 8747 Crawford Avenue and 8742 Harding Avenue, Skokie, Illinois from an R2 Single-Family Residential district to a B2 Commercial district was approved by the Board of Trustees of the Village of Skokie on May 16, 2011. 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 owners or duly authorized representative of the owners, of the real estate commonly known as 8747 Crawford Avenue and 8742 Harding 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 1st day of JUNE, 2011.

KF Dempster, LLC

[Signature]
Signature

EDWIN V. DOWNS
Print Name

MANAGER
Title

c/o KEGLER ROYAL ESTATES
Company

120 S. MICHIGAN AV STE 1000
Address

CHICAGO IL 60603
City, State, Zip

312 263-1010
Phone Number

Plan Commission Case Number 2010-31P
Village Ordinance Number 11-5-Z-3837

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Exhibit 1

JPH: 4/4/11 1st reading
 5/16/11 2nd reading
 PC: 2010-31P

<p style="text-align: center;">THIS ORDINANCE MAY BE CITED AS VILLAGE ORDINANCE NUMBER 11-5-Z-3837</p>

**AN ORDINANCE AMENDING THE ZONING MAP WITH REGARD
 TO THE PROPERTIES LOCATED AT 8747 CRAWFORD AVENUE AND
 8742 HARDING AVENUE, SKOKIE, ILLINOIS, FROM AN R2 SINGLE-
 FAMILY RESIDENTIAL DISTRICT TO A B2 COMMERCIAL DISTRICT**

WHEREAS, the owners of the following described real property:

LOTS 11 AND 12 IN BLOCK 6 IN DEMPSTER CRAWFORD MANOR, A SUBDIVISION OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF EAST PRAIRIE ROAD (EXCEPT THE SOUTH 17½ CHAINS THEREOF) ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 4, 1925 AS DOCUMENT 9025818, IN COOK COUNTY, ILLINOIS.

PIN: 10-23-100-066-0000

commonly known as 8747 Crawford Avenue, Skokie, Illinois (hereinafter referred to as "Parcel One"); and

LOT 41 AND THE NORTH 10.00 FEET OF LOT 40 IN BLOCK 6 IN DEMPSTER CRAWFORD MANOR, A SUBDIVISION OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF EAST PRAIRIE ROAD (EXCEPT THE SOUTH 17½ CHAINS THEREOF) ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 4, 1925 AS DOCUMENT 9025818, IN COOK COUNTY, ILLINOIS.

PINS: 10-23-100-028-0000 and 10-23-100-050-0000

commonly known as 8742 Harding Avenue, Skokie, Illinois (hereinafter referred to as "Parcel Two" and the parcels collectively shall be referred to as the "Subject Property"), petitioned the Village of Skokie to reclassify the zoning of the Subject Property from an R2 Single-Family Residential district to a B2 Commercial district; and

WHEREAS, the petitioners have requested the reclassification in order to create an inclusive parcel, with the same zoning classification, to be the site of a new Walgreens drug store with a drive-through pharmacy (to be addressed in companion cases 2010-34P and 2010-35P) at 3939-3951 Dempster Street, Skokie, Illinois; and

WHEREAS, Parcel One, though classified R2 Single-Family, is the parcel which has been utilized in the past for commercial purposes going back more than fifty years and is currently a parking lot for the shopping center at 3939-3951 Dempster Street; and

WHEREAS, Parcel Two, an existing single-family residence at 8742 Harding Avenue is classified R2, would be demolished to accommodate the construction; and

WHEREAS, in order to accomplish the construction of the new Walgreens, the existing shopping center at 3939-3951 Dempster Street, currently zoned B2 Commercial,

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1 would be demolished. The existing east-west alley would be vacated and a new east-west
2 alley would be dedicated further to the south (which are the subjects of companion cases
3 2010-32P and 2010-33P); and

4 **WHEREAS**, the Community Development staff recommended approval of the zoning
5 reclassification, having determined that; (i) it is not anticipated that the existing uses in the
6 general area will be negatively impacted by the zoning changes, and (ii) the Subject
7 Property is well-suited for allowed uses in B2 districts as it is adjacent to commercially
8 zoned property; and

9 **WHEREAS**, the surrounding uses include a shopping center, detached residences,
10 and vacant land which has been approved for the construction of a drive-through bank. The
11 trend in the general area has been towards retail/service employment uses along Dempster
12 Street and single family residences along Crawford Avenue and the side streets; and

13 **WHEREAS**, the Skokie Plan Commission, at a duly held public meeting on
14 December 9, 2010, for which proper legal notice had been achieved and after hearing all
15 testimony, concurred with the staff's recommendation for approval; and

16 **WHEREAS**, the Mayor and Board of Trustees, after hearing the Plan Commission
17 Report, testimony from many interested parties and the Petitioner, at a duly held public
18 meeting on January 18, 2011, voted to deny the motion to approve; and

19 **WHEREAS** subsequent to the meeting petitioners submitted a Motion for
20 Reconsideration to the Mayor and Board of Trustees. At the February 7, 2011 Village
21 Board meeting the Motion for Reconsideration was heard and the Village Board voted to
22 approve the motion and remand the case back to the Plan Commission; and

23 **WHEREAS**, the Skokie Plan Commission, at a duly held public meeting on March
24 17, 2011, for which proper legal notice had previously been achieved, heard testimony from
25 one interested party. He commented that permitting the residentially-zoned property to be
26 reclassified to commercial would devalue residential properties throughout Skokie, as
27 residents would not have confidence that their zoning would remain stable; and

28 **WHEREAS**, after hearing all testimony, the Skokie Plan Commission (i) made the
29 appropriate findings of fact in the affirmative as required under Section 118-32 of the Skokie
30 Village Code and (ii) voted to recommend to the Mayor and Board of Trustees that the
31 requested zoning reclassification be granted and the Official Zoning Map of the Village of
32 Skokie be amended to reflect this reclassification; and

33 **WHEREAS**, the Mayor and Board of Trustees, after public meeting duly held on April
34 4, 2011, concurred in the aforesaid recommendation of the Plan Commission;

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

37 **Section 1:** That the Subject Property legally described above and commonly
38 known as 8747 Crawford Avenue and 8742 Harding Avenue, Skokie, Illinois, be and the

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1 same is hereby reclassified from an R2 Single-Family Residential district to a B2
2 Commercial district.

3 **Section 2:** That the Official Zoning Map of the Village of Skokie be and the same
4 is amended to reflect this reclassification.

5 **Section 3:** That a notice of approval of this Ordinance incorporating the
6 conditions contained herein shall be executed by the owner of the property in writing and
7 duly recorded with the Cook County Recorder of Deeds office at the owner's expense.

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

10 **ADOPTED** this 16th day of May, 2011.

Ayes: 5 (Lorge, Roberts, Shah,
Sutker, Van Dusen)
Nays: 1 (Bromberg)
Absent: 1 (Perille)

Marlene Williams
Village Clerk

Attested and filed in my
office this 17th day of
May, 2011.

Approved by me this 16th day of
May, 2011.

Marlene Williams
Village Clerk

George Van Dusen
Mayor, Village of Skokie

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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 16th day of May, 2011 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 17th day of May, 2011, and was approved by the Mayor and Board of Trustees on the 16th day of May, 2011.

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 18th day of May, 2011.

Marlene Williams

Skokie Village Clerk
 Cook County, Illinois

(seal)