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Doc#: 1302850030 Fee: \$42.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/28/2013 10:37 AM Pg: 1 of 3

NOTICE OF APPROVAL

An ordinance approving modifications to the previously approved special use permit for the expansion of the existing religious assembly use at 3800-3838 Dempster Street, Skokie, Illinois in a B2 Commercial district was approved by the Board of Trustees of the Village of Skokie on September 4, 2012. 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 **3800-3838 Dempster 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 4 day of January, 2013

Congregation Or Torah Corporation

Signature

FRANK RUBIN

Print name

PRESIDENT

Title

Congregation Or Torah

Company

3800 Dempster

Address

Skokie, IL 60076

City, State Zip

847-679-3645

Phone Number

Plan Commission Case Number 2008-24P
Special Use Permit Number 253.04
Village Ordinance Number 12-9-Z3932

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Exhibit 1

JPH: *9/4/12
 PC: 2008-24P
 SUP: 253.04

THIS ORDINANCE MAY BE CITED AS
 VILLAGE ORDINANCE NUMBER

12-9-Z-3932

AN ORDINANCE APPROVING MODIFICATIONS TO THE PREVIOUSLY APPROVED SPECIAL USE PERMIT FOR THE EXPANSION OF THE EXISTING RELIGIOUS ASSEMBLY USE AT 3800-3838 DEMPSTER STREET, SKOKIE, ILLINOIS IN A B2 COMMERCIAL DISTRICT

1 **WHEREAS**, the owner, Congregation Or Torah ("Congregation"), of the following described
 2 real property:

3 LOTS 26 THROUGH 42 BOTH INCLUSIVE, AND THE SOUTH HALF OF THE VACATED
 4 16 FEET ALLEY LYING NORTH OF AND ADJOINING SAID LOTS IN HARRY A. ROTH
 5 AND COMPANY'S TURNER WOODS, A SUBDIVISION OF LOT 8 IN JOHN TURNER'S
 6 HEIRS SUBDIVISION OF THE SOUTH ¼ OF THE WEST ½ OF THE SOUTHWEST ¼ OF
 7 SECTION 14, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL
 8 MERIDIAN IN COOK COUNTY, ILLINOIS.

9 PINS: 10-14-310-055, 10-14-310-056, 10-14-310-062, 10-14-310-063

10 more commonly described as 3800, 3830 and 3834-3838 Dempster Street, Skokie, Illinois (the
 11 "Subject Property"), and

12 ALSO LOTS 10, 11, AND 12 IN "ADDITION TO TIMBER RIDGE", BEING A SUBDIVISION
 13 OF THE WEST 200 FEET OF THE SOUTH ½ OF THE EAST ½ OF THE SOUTHWEST ¼
 14 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL
 15 MERIDIAN IN COOK COUNTY, ILLINOIS.

16 PIN: 10-14-311-050

17 more commonly described as 3750-3760 Dempster Street, Skokie, Illinois, petitioned the Village
 18 of Skokie for a special use permit to allow for the expansion of the existing religious assembly
 19 use site, granted by an existing special use permit, in a B2 Commercial district; and

20 **WHEREAS**, Congregation Or Torah has expanded over the years, as commercial space
 21 became available, to the building that was formerly a strip mall shopping center. This is the last
 22 remaining commercial space; and

23 **WHEREAS**, on November 3, 2008, the Village Board adopted Village Ordinance
 24 Number 08-11-Z-3648 granting the current special use permit which allowed for (i) the
 25 expansion of the current religious assembly use site to include 3800, 3830 and 3834-3838
 26 Dempster Street, and (ii) relief from Section 118-218(2) of the Skokie Village Code to allow an
 27 off-street parking deficit of 84 spaces; and

28 **WHEREAS**, the area of the proposed expansion is the adjacent area at 3820 Dempster
 29 Street, previously occupied by Poochie's restaurant. The expansion will add 1,135 square feet
 30 to the synagogue and will be utilized as a classroom and for other meeting purposes; and

31 **WHEREAS**, the parking requirement for the synagogue is based on the main sanctuary
 32 seating, thus, the use of the new space as a classroom or for other religious purposes will not
 33 require an increase in required parking; and

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1 **WHEREAS**, the Plan Commission Chairman, Corporation Counsel and Community
 2 Development Director for the Village of Skokie reviewed the request and found that: (i) the
 3 expansion of the synagogue would be in substantial compliance with the special use granted
 4 pursuant to Village Ordinance Number 08-11-Z-3648, (ii) the request does not change the intent of
 5 the special use permit affecting the Subject Property, and (iii) the special use permit for the Subject
 6 Property could be amended utilizing the modified review procedure pursuant to Section 118-34 of
 7 the Skokie Village Code; and

8 **WHEREAS**, it was recommended to the Mayor and Board of Trustees that the requested
 9 modification be granted; and

10 **WHEREAS**, at a public meeting duly held on August 6, 2012, the Mayor and Board of
 11 Trustees concurred in the aforesaid recommendations and findings of fact of the Plan Commission
 12 Chairman, the Corporation Counsel, and the Community Development Director;

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

15 **Section 1:** That the owner of the Subject Property is hereby granted permission to
 16 modify the previously approved site plan and floor plan for the existing establishment at 3800-3838
 17 Dempster Street, Skokie, Illinois in a B2 Commercial district.

18 **Section 2:** That Condition #6 of Village Ordinance Number 08-11-Z-3648 is hereby
 19 amended as follows with the new material **highlighted in bold**:

- 20 6. The petitioner shall develop the Subject Property in substantial conformance with
 21 the final Village approved Existing Site Plan & Partial Ground Plan (with proposed
 22 interior alterations) dated August 22, 2008 **and Existing Site Plan & Partial**
 23 **Ground Plan dated July 13, 2012;**

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

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

ADOPTED this 4th day of September, 2012.

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

Nays: 0

Absent: 0

Attested and filed in my
 office this 5th day of
 September, 2012.

 Village Clerk

Approved by me this 4th day of
 September, 2012.

 Mayor, Village of Skokie

 Village Clerk