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NOTICE OF APPROVAL

An ordinance granting a Special Use Permit to establish and operate an automotive repair facility at 8254 Lincoln Avenue, Skokie, Illinois in a TX Transit Mixed Use District was approved by the Board of Trustees of the Village of Skokie on August 15th, 2013.

The approval granted is shown on the document attached hereto, marked Exhibit "1" and hereby made a part of this Notice of Approval.

Doc#: 1325456040 Fee: \$48.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/11/2013 01:20 PM Pg: 1 of 6

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 **8254 Lincoln Avenue, 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 15th day of August, 2013.

Oakton Kilbourn Corporation

Katherine E. Radler
Signature

Katherine E. Radler
Print name

President
Title

Oakton Kilbourn Corporation
Company

7721 N. Kostner Ave
Address

SKokie, IL 60076
City, State, Zip

847-673-4200
Phone Number

Plan Commission Case Number 2013-24P
Special Use Permit Number 450.01
Village Ordinance Number 13-8-Z-

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MML: *8/19/13
 PC: 2013-24P
 SUP: 450.01

THIS ORDINANCE MAY BE CITED AS
 VILLAGE ORDINANCE NUMBER

13-8-Z-4004

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ESTABLISH
 AND OPERATE AN AUTOMOTIVE REPAIR FACILITY AT 8254 LINCOLN
 AVENUE, SKOKIE, ILLINOIS IN A TX TRANSIT MIXED USE DISTRICT**

1 **WHEREAS**, the owner, Oakton Kilbourn Corporation, of the following described real
 2 property:

3 LOTS 5, 6, 7 AND 8 IN BLOCK 3 IN NORTH SHORE "L" TERMINAL SUBDIVISION NUMBER
 4 2, IN SECTION 21, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL
 5 MERIDIAN, IN COCK COUNTY, ILLINOIS.
 6

7 PIN: 10-21-404-013-0000

8 more commonly described as 8254 Lincoln Avenue, Skokie, Illinois (the "Subject Property"),
 9 petitioned the Village of Skokie for a special use permit to establish and operate an
 10 automotive repair facility in a TX Transit Mixed-use district, on behalf of ATL Automotive,
 11 d/b/a All Tune & Lube ("ATL"); and

12 **WHEREAS**, this establishment had recently been located at 7008 Carpenter Road
 13 since 2002. In the new location all access will be from the rear of the building with no curb cut
 14 on Lincoln Avenue. The parking requirements have been met; and

15 **WHEREAS**, ATL provides basic maintenance automotive services with no engine,
 16 transmission or body work. ATL's work is mostly same date service. With a total of three
 17 employees, ATL's anticipated hours of operation are Monday through Friday 8:00 am to 6:00
 18 pm, and Saturday mornings; and

19 **WHEREAS**, the Skokie Plan Commission, at a public hearing duly held on July 18,
 20 2013, for which proper legal notice had been achieved. Three parties testified before the Plan
 21 Commission. One person was concerned about the potential noise that may be generated
 22 and two testified in support of ATL; and

23 **WHEREAS**, The Plan Commission went on to (a) make the appropriate findings of fact
 24 as required under Section 118-32 of the Skokie Village Code and (b) voted to recommend to
 25 the Mayor and Board of Trustees that the requested special use permit be granted subject to
 26 the conditions contained in the Plan Commission Report dated August 5, 2013; and

27 **WHEREAS**, the Mayor and Board of Trustees, at a public meeting duly held on August
 28 5, 2013, concurred in the aforesaid recommendations and findings of fact of the Skokie Plan
 29 Commission;

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

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1 **Section 1:** That the special use permit requested by the petitioner to establish and
2 operate an automotive repair facility at the Subject Property, described above and commonly
3 known as 8254 Lincoln Avenue, Skokie, Illinois, in a TX Transit Mixed Use district be and the
4 same is hereby granted and approved subject to each of the conditions set forth below:

- 5 1. The petitioner shall develop the Subject Property in substantial conformance with the
6 final Village approved site plan dated July 12, 2013, and floor plan received June 21,
7 2013.
- 8 2. Prior to occupancy, the parking lot must be restriped in accordance with the approved
9 site plan.
- 10 3. Four outdoor planter boxes with live flowers or other ornamental plants are required on
11 the public sidewalk between the windows in front of the use, placed so that a 5-foot
12 wide sidewalk clearance is provided. The planter boxes are to be removed and stored
13 inside during winter.
- 14 4. The existing fence along the rear lot line can remain and must be extended 4 feet at the
15 driveway entrance.
- 16 5. There shall be no automobile repair work or washing of vehicles from 10:00 p.m. to
17 7:00 a.m.
- 18 6. All repair work must be performed within a building at all times except inspecting
19 vehicles; adding fluids; and changing tires, batteries, windshield wipers, or light bulbs.
- 20 7. Outside storage and display of items for sale or lease, tools, equipment, vehicles, parts,
21 or supplies is prohibited.
- 22 8. Vehicles and boats are prohibited to be sold, advertised for sale, or, other than
23 operational licensed vehicles owned by the establishment, remain outdoors on the
24 property for more than 10 days.
- 25 9. Any vehicle outdoors in need of repair must be parked in a legal parking space and
26 generally screened from view from any public street in rights-of-way abutting the lot or
27 an abutting residential zoning district. Such vehicle is prohibited from being parked
28 outdoors for more than 10 days.
- 29 10. Servicing of any vehicle over 8,000 pounds gross weight is prohibited.
- 30 11. Repair shall be limited to brakes, mufflers, upholstery work, tire repair and change,
31 lubrication, tune-ups, and minor engine, mechanical, or electrical repair.
- 32 12. All fencing, walls, sidewalks, driveways, curbs, wheel stops, parking areas, signage,
33 landscaping, structures, and any other facilities or infrastructure on the Subject Property
34 shall be maintained in a good state of repair, and when needed, be repaired or replaced
35 in a timely manner.
- 36 13. All new construction, alterations, and remodeling shall meet current International
37 Building and NFPA Life Safety Codes as amended.
- 38 14. All private and public sidewalks shall be maintained free of snow, ice, sleet, or other
39 objects that may impede travel.

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- 1 15. All off-street parking spaces shall be legibly striped and maintained.
- 2 16. Any plan to modify parking lot striping must be approved by the Director of Engineering.
- 3 17. The handicapped parking spaces shall be installed and maintained in compliance with
4 State of Illinois Accessibility Standards and the Skokie Village Code, including required
5 signage.
- 6 18. Vehicles shall not be allowed to be parked in or otherwise block common driveways,
7 sidewalks, aisles, or other points of access at any time, shall only be parked in
8 designated parking spaces, and shall not overlap the striped lines of designated parking
9 spaces.
- 10 19. The owner of the Subject Property [and its tenant] shall ensure that employees park on
11 the Subject Property.
- 12 20. No required parking space on the site may be for the exclusive use of any tenant.
- 13 21. The petitioner shall obtain all required permits and approvals for improvements to
14 County, State, or Federal rights-of-way from the governing jurisdiction.
- 15 22. All signage shall conform to the Skokie Village Code. Any sign on the Subject Property
16 that is in violation of that Code must be removed or modified to conform with the
17 Village Code prior to the issuance of an occupancy permit.
- 18 23. All modifications to building elevations, signage, and landscaping shall be subject to the
19 review and approval of the Skokie Appearance Commission.
- 20 24. The petitioner shall submit to the Planning Division electronic files of the plat of survey,
21 site plan, and landscape plan in their approved and finalized form. The files shall be
22 scaled 2-dimensional drawing files on non-compressed, non-read only CD-ROM *.dwg
23 AutoCAD format.
- 24 25. Prior to the issuance of building permits, the petitioner shall submit to the Planning
25 Division of the Community Development Department the name, address, and telephone
26 number of the company and contact person responsible for site maintenance in
27 compliance with the special use permit.
- 28 26. If work is to be performed on public property or if public property is utilized or impacted
29 during construction and/or development, the owner shall provide, or shall cause the
30 developer and/or contractor to provide, the Village of Skokie with a certificate of
31 insurance naming the Village of Skokie as additionally insured for any and all claims
32 related to any and all work. The owner shall hold, and shall cause the developer and/or
33 contractor to hold, the Village of Skokie harmless and indemnify the Village for any and
34 all claims for property damage or personal injury related to work on or use of public
35 property.
- 36 27. The petitioner shall comply with all Federal and State statutes, laws, rules and
37 regulations and all Village codes, ordinances, rules, and regulations.
- 38 28. Failure to abide by any and all terms of this Ordinance shall be cause for the Village to
39 initiate hearings to determine whether the subject Ordinance, as well as any applicable
40 business licenses, should be revised or revoked. The petitioner shall pay all costs
41 related to any hearings conducted as a result of non-compliance with any of the

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provisions of the enabling ordinance. The costs shall include but not be limited to court reporter fees, attorney fees, and staff time required researching and conducting said hearing.

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

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

ADOPTED this 19th day of August, 2013.

Ayes: 7 (Bromberg, Gray-Keeler, Klein, Roberts,
Sutker, Ulrich, Van Dusen)
Nays: 0
Absent: 0

Attested and filed in my
office this 20th day of
August, 2013.

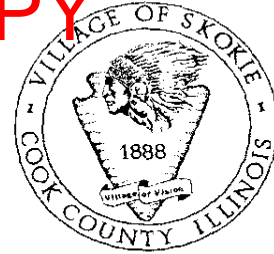
Pramod Shah
Village Clerk

Pramod Shah
Village Clerk

Approved by me this 19th day of
August, 2013.

George Van Dusen
Mayor, Village of Skokie

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STATE OF ILLINOIS)
)SS
 COUNTY OF COOK)

I, PRAMOD SHAH, 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 19th day of August, 2013 by a vote of 7 Ayes, 0 Nays and 0 Absent; that said Ordinance adopted as aforesaid was deposited and filed in the Office of the Village Clerk on the 20th day of August, 2013, and was approved by the Mayor and Board of Trustees on the 19th day of August, 2013.

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 23rd day of August, 2013.

Skokie Village Clerk
 Cook County, Illinois

(seal)