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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/16/2013 08:43 AM Pg: 1 of 4

NOTICE OF APPROVAL

An ordinance amending the Zoning Map with Regard to The property at 7200 McCormick Boulevard, Skokie, Illinois from an M3 Industry District to a B2 Commercial District was approved by the Board of Trustees of the Village of Skokie on

August 19, 2013.
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 **7200 McCormick Boulevard 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 26 day of August, 2013

Klein Tools Inc

Chris Hargan
Signature

Chris Hargan
Print name

Sr. Vice President
Title

Klein Tools
Company

450 Bond
Address

Lincolnshire IL 60069
City, State, Zip

847-821-5508
Phone Number

Plan Commission Case Number 2013-10P
Village Ordinance Number 13-8-Z-3998

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PC: 2013-10P

Exhibit 1

<p style="text-align: center;">THIS ORDINANCE MAY BE CITED AS VILLAGE ORDINANCE NUMBER 13-8-Z-3998</p>

**AN ORDINANCE AMENDING THE ZONING MAP WITH REGARD TO
THE PROPERTY AT 7200 MCCORMICK BOULEVARD, SKOKIE,
ILLINOIS FROM AN M3 INDUSTRY DISTRICT TO A B2 COMMERCIAL
DISTRICT**

1 **WHEREAS**, the owner (hereinafter "Petitioner") of the following described real
2 property:

3 THAT PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 41 NORTH,
4 RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
5 COMMENCING AT A POINT ON THE SOUTH LINE OF SAID SECTION 26, WHICH IS 660
6 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION; AND RUNNING THENCE
7 WEST ALONG SAID SECTION LINE FOR A DISTANCE OF 856.85 FEET TO A POINT WHICH
8 IS 460 FEET EAST OF THE WEST LINE OF THE SOUTH HALF OF THE EAST HALF OF THE
9 WEST HALF OF SOUTHEAST QUARTER OF SAID SECTION 26 (MEASURED ALONG SAID
10 SECTION LINE); THENCE NORTH PARALLEL TO SAID WEST LINE A DISTANCE OF 500
11 FEET TO A POINT; THENCE EAST PARALLEL TO SAID SOUTH LINE OF SAID SECTION 26,
12 A DISTANCE OF 856.28 FEET TO THE POINT OF INTERSECTION OF SAID PARALLEL LINE
13 WITH A LINE WHICH IS 660 FEET WEST OF (MEASURED ON THE SOUTH LINE OF SAID
14 SECTION) THE EAST LINE OF SAID SECTION 26, THENCE SOUTH ON SAID LAST
15 DESCRIBED LINE A DISTANCE OF 500 FEET TO THE PLACE OF BEGINNING (EXCEPT
16 THAT PART TAKEN FOR TOUHY AVENUE AND MCCORMICK BOULEVARD AS SHOWN ON
17 NUMBER 89300294)

18 PIN: 10-26-403-002-0000

19
20
21 commonly known 7200 McCormick Boulevard, Skokie, Illinois (hereinafter "Subject
22 Property"), petitioned the Village of Skokie to reclassify the zoning of the Subject Property
23 from an M3 Industry district to a B2 Commercial district; and

24 **WHEREAS**, Petitioner desires to reclassify the Subject Property in order to
25 construct the proposed Skokie Commons shopping center, which will contain a Mariano's
26 Fresh Market, a bank with a drive-through facility, a full service restaurant and a strip of
27 commercial tenant spaces. This case is a companion case to Plan Commission cases
28 2013- 11P thru 20P; and

29 **WHEREAS**, the property currently contains a vacant one story industrial building.
30 The reclassification is consistent with the trend of zoning changes and commercial
31 development along the north and south sides of Touhy Avenue over the past 25 years and
32 is located at the intersection of two arterial streets; and

33 **WHEREAS**, the surrounding uses include an auto parts manufacturing facility, a
34 multi-use path, a shopping mall, limited- and full-service restaurants, a cell phone store, a
35 bank with a drive-through facility, a school bus transportation company and a fitness center;
36 and

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1 **WHEREAS**, the Community Development Department staff is supportive of the
2 zoning changes; and

3 **WHEREAS**, the Skokie Plan Commission, after public hearing duly held on June 6,
4 2013, at which no interested parties testified, (i) determined that proper notice had been
5 given; (ii) made the appropriate findings of fact in the affirmative as required under Section
6 118-32 of the Skokie Village Code and (iii) voted to recommend to the Mayor and Board of
7 Trustees that the requested zoning reclassification be granted and the Official Zoning Map
8 of the Village of Skokie be amended to reflect this reclassification; and

9 **WHEREAS**, the Mayor and Board of Trustees, after public meeting duly held on
10 August 5, 2013, concurred in the aforesaid recommendation of the Plan Commission;

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

13 **Section 1:** That the Subject Property legally described above and commonly
14 known as 7200 McCormick Boulevard, Skokie, Illinois, be and the same is hereby
15 reclassified from an M3 Industry district to a B2 Commercial district.

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

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

21 **Section 4:** That this Ordinance shall be in full force and effect from and after its
22 passage approval and recordation as provided by law.
23

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

