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Doc#: 1328950022 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/16/2013 08:43 AM Pg: 1 of 8

NOTICE OF APPROVAL

An ordinance approving a Plat of Subdivision for property located at 7200 McCormick Boulevard, Skokie, Illinois in an M3 Industry 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 16 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

847-851-5528
Phone Number

Plan Commission Case Number 2013-11P
Village Ordinance Number 13-8-Z-3999

UNOFFICIAL COPYMML: *8/19/13
PC: 2013-11P

Exhibit 1

<p style="text-align: center;">THIS ORDINANCE MAY BE CITED AS VILLAGE ORDINANCE NUMBER</p>
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13-8-Z-3999

**AN ORDINANCE APPROVING A PLAT OF SUBDIVISION FOR
PROPERTY LOCATED AT 7200 MCCORMICK BOULEVARD, SKOKIE,
ILLINOIS IN AN M3 INDUSTRY DISTRICT**

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

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

ALSO EXCEPT THAT PART DESCRIBED AS FOLLOWS: THAT PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID SECTION 26, WHICH IS 660 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION; THENCE SOUTH 89 DEGREES 04 MINUTES 18 SECONDS WEST, ALONG SAID SECTION LINE, 856.49 FEET (RECORD DISTANCE OF 856.85 FEET) TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN H & M REALTY SUBDIVISION RECORDED JUNE 25, 1999 AS DOCUMENT NUMBER 96616231, ALSO BEING A POINT WHICH IS 460.02 FEET (RECORD DISTANCE OF 460.00 FEET) EAST OF THE WEST LINE OF THE SOUTH HALF OF THE EAST HALF OF THE WEST HALF OF SOUTHEAST QUARTER OF SAID SECTION 26 (MEASURED ALONG SAID SECTION LINE); THENCE NORTH 00 DEGREES 37 MINUTES 39 SECONDS EAST, ALONG SAID SOUTHERLY EXTENSION AND EAST LINE, 40.01 FEET TO A LINE 40.00 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF TOUHY AVENUE AS SHOWN ON DOCUMENT NUMBER 89300294 AND THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 37 MINUTES 39 SECONDS EAST, CONTINUING ALONG SAID EAST LINE, 15.01 FEET TO A LINE 55.00 FEET NORTH OF AND PARALLEL WITH SAID CENTERLINE OF TOUHY AVENUE; THENCE NORTH 89 DEGREES 04 MINUTES 18 SECONDS EAST, ALONG SAID PARALLEL LINE, 400.00 FEET; THENCE SOUTH 87 DEGREES 29 MINUTES 39 SECONDS EAST, 83.47 FEET TO A LINE 50.00 FEET NORTH OF AND PARALLEL WITH SAID CENTERLINE OF TOUHY AVENUE; THENCE NORTH 89 DEGREES 04 MINUTES 18 SECONDS EAST, ALONG SAID PARALLEL LINE, 329.00 FEET; THENCE NORTH 55 DEGREES 51 MINUTES 09 SECONDS EAST, 36.49 FEET TO A LINE 43.77 FEET WEST OF AND PARALLEL WITH THE CENTER LINE OF MCCORMICK BOULEVARD AS SHOWN ON PLAT OF HIGHWAYS RECORDED AS DOCUMENT NUMBER 89300294; THENCE NORTH 00

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1 DEGREES 35 MINUTES 25 SECONDS EAST, ALONG SAID PARALLEL LINE, 430.06 FEET TO
 2 THE SOUTH LINE OF LOT 1 IN SAID H & M REALTY SUBDIVISION; THENCE NORTH 89
 3 DEGREES 05 MINUTES 36 SECONDS EAST, ALONG SAID SOUTH LINE, 14.00 FEET TO A
 4 LINE 29.77 FEET WEST OF AND PARALLEL WITH SAID CENTERLINE OF MCCORMICK
 5 BOULEVARD; THENCE SOUTH 00 DEGREES 35 MINUTES 25 SECONDS WEST, ALONG
 6 SAID PARALLEL LINE, 433.81 FEET; THENCE SOUTH 45 DEGREES 20 MINUTES 53
 7 SECONDS WEST, 37.95 FEET TO A LINE 40.00 FEET NORTH OF AND PARALLEL WITH
 8 SAID CENTERLINE OF TOUHY AVENUE; THENCE SOUTH 89 DEGREES 04 MINUTES 18
 9 SECONDS WEST, ALONG SAID PARALLEL LINE, 829.74 FEET TO THE POINT OF
 10 BEGINNING, IN COOK COUNTY, ILLINOIS.

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

12 more commonly known as 7200 McCormick Boulevard, Skokie, Illinois (hereinafter the
 13 "Subject Property") in a M3 Industry district, petitioned the Village of Skokie for a subdivision
 14 of the Subject Property to subdivide one parcel into four lots, as depicted on the "Skokie
 15 Commons Subdivision" plat, dated April 23, 2013, a copy of which is attached hereto as
 16 Exhibit "1"; and

17 **WHEREAS**, subsequent to the subdivision of the Subject Property, the legal
 18 description of the Subject Property will be as follows:

19
 20 LOTS 1 THRU 4 OF THE SKOKIE COMMONS SUBDIVISION, BEING A SUBDIVISION OF
 21 THAT PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 41 NORTH,
 22 RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

23
 24 **WHEREAS**, it is anticipated that Lot 1 will contain a Mariano's Fresh Market grocery
 25 store, Lot 2 will contain a bank with a drive-through facility, Lot 3 will contain a Longhorn
 26 Steakhouse full-service restaurant and Lot 4 will contain a strip of commercial tenant
 27 spaces; and

28 **WHEREAS**, Petitioner will maintain ownership of the Subject Property subsequent to
 29 the approval of the subdivision; and

30 **WHEREAS**, this is a companion case to Plan Commission Cases 2013-10P, 2013-
 31 12P, 2013-13P, 2013-14P, 2013-15P, 2013-16P, 2013-17P, 2013-18P, 2013-19P and
 32 2013-20P; and

33 **WHEREAS**, the Skokie Plan Commission, after a public hearing duly held June 6,
 34 2013, recommended to the Mayor and Board of Trustees that the requested subdivision be
 35 granted subject to the conditions contained in the report dated August 5, 2013; and

36 **WHEREAS**, the Mayor and Board of Trustees, at a public meeting duly held on
 37 August 5, 2013 concurred in the aforesaid recommendation of the Skokie Plan Commission.

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

40 **Section 1:** That the requested subdivision of the Subject Property, legally
 41 described above and commonly known as 7200 McCormick Boulevard, Skokie, Illinois, in

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1 an M3 Industry district, be and the same is hereby approved subject to the following
2 conditions:

- 3 1. The property shall be subdivided pursuant to the Skokie Commons Subdivision dated
4 April 23, 2013, or as may be further revised with the approval of the Village Manager, or
5 designee, and Corporation Counsel;
- 6 2. Upon the adoption of this ordinance by the Mayor and Board of Trustees, the Mylar of
7 the Skokie Commons Subdivision shall be submitted to the Village with all signatures
8 other than Village staff or elected officials;
- 9 3. The Skokie Commons Subdivision shall be effective upon its recording by the Village in
10 the Office of the Recorder of Deeds of Cook County, Illinois;
- 11 4. All monuments must be set no later than 1 year after the date of the recording of the
12 plat;
- 13 5. The petitioner must submit to the Planning Division electronic files of the plat of
14 subdivision in approved and finalized form. The files must be scaled drawing files in
15 AutoCAD format (version 2010 or older). The drawings must be formatted to SPCS,
16 NAD83, HARN 2007, with SPCS north being straight up, and the primary units in U.S.
17 Survey Feet. All elements must be contained within a single file, no XREF or PDF
18 attachment files shall be used;
- 19 6. If work is to be performed on public property or if public property is utilized or impacted
20 during construction and or development, the owner must provide, or must cause the
21 developer and/or contractor to provide, the Village of Skokie with a certificate of
22 insurance naming the Village of Skokie as additionally insured for any and all claims
23 related to any and all work. The owner shall hold, and shall cause the developer and/or
24 contractor to hold, the Village of Skokie harmless and indemnify the Village for any and
25 all claims for property damage or personal injury related to work on or use of public
26 property; and
- 27 7. The petitioner must comply with all Federal and State statutes, laws, rules and
28 regulations and all Village codes, ordinances, rules, and regulations.

29 **Section 2:** That the "Skokie Commons Subdivision" plat, attached hereto and
30 marked as Exhibit "1", except as it may be revised subject to the approval of the Village
31 Manager or designee and the Corporation Counsel of the Village of Skokie, be and the
32 same is hereby accepted and shall be recorded at the Petitioner's expense with the Cook
33 County Recorder of Deeds Office.

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

37 **Section 4:** That this Ordinance shall be in full force and effect from and after its
38 passage, approval and recordation as provided by law.
39

ADOPTED this 19th day of August, 2013.

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

Nays: 0

Pramod Shah
Village Clerk

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Absent: 0

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

Pramod Shah
Village Clerk

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

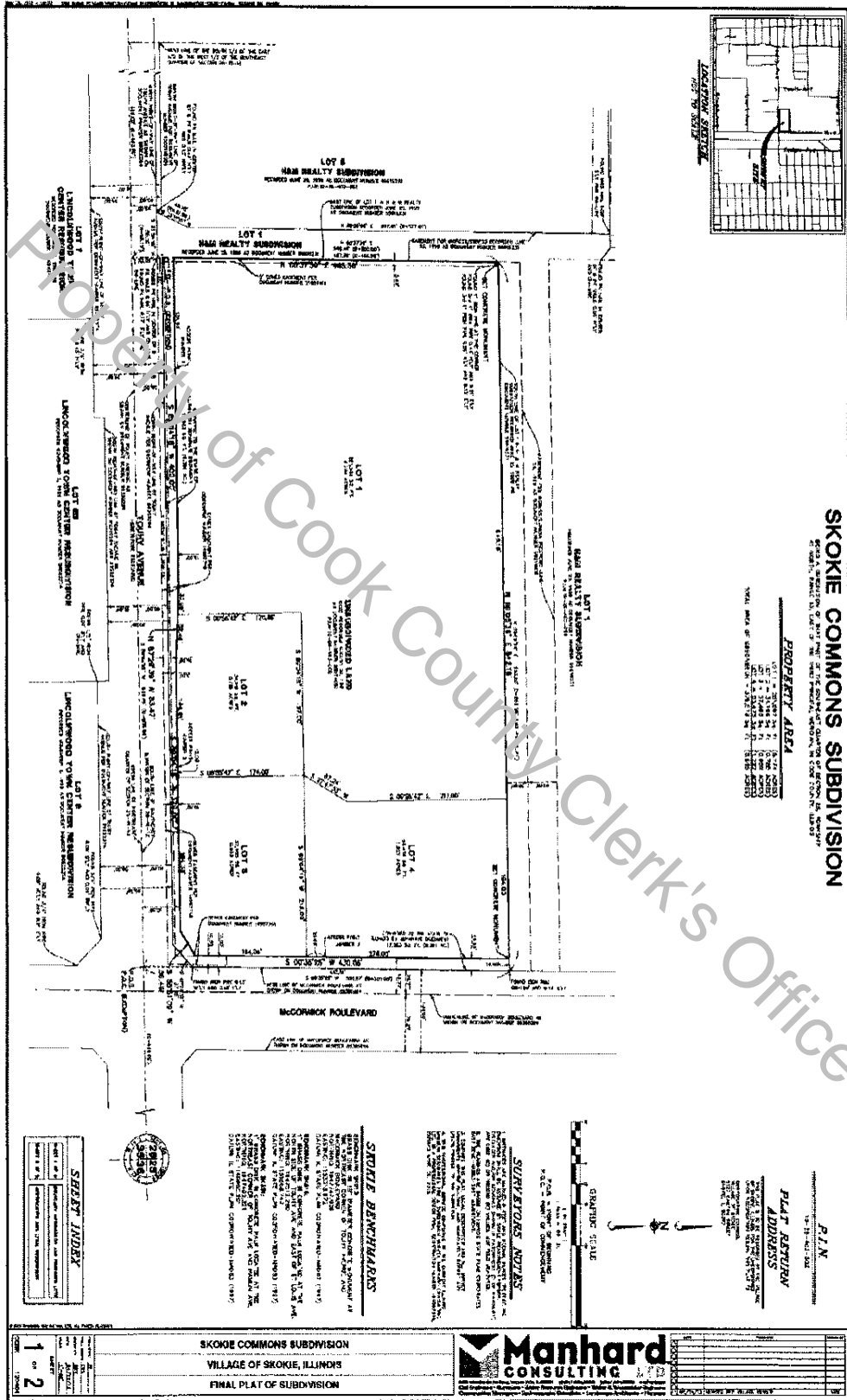
George Van Dusen
Mayor, Village of Skokie

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3

Property of Cook County Clerk's Office

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Exhibit 1



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SKOKIE COMMONS SUBDIVISION
 IN SALES DISTRICT NO. 12, COUNTY OF COOK, STATE OF ILLINOIS

PLN
 PLAT RETURN
 PLAT ADDRESS
 DATE OF PLAT

ACCESS NOTES
 1. THIS PLAT IS SUBJECT TO THE EASEMENTS, RIGHTS AND INTERESTS SET FORTH IN THE RECORDS OF THE COUNTY OF COOK, ILLINOIS.

GENERAL NOTES
 1. THE PLAT IS SUBJECT TO THE EASEMENTS, RIGHTS AND INTERESTS SET FORTH IN THE RECORDS OF THE COUNTY OF COOK, ILLINOIS.

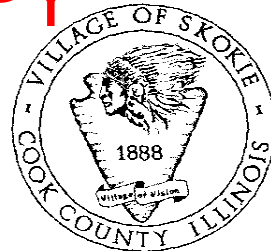
FOR REVIEW ONLY

MANHARD CONSULTING

SKOKIE COMMONS SUBDIVISION
 VILLAGE OF SKOKIE, ILLINOIS
 FINAL PLAT OF SUBDIVISION

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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 13th day of September, 2013

Pravod Shah

Skokie Village Clerk
 Cook County, Illinois

(seal)