

UNOFFICIAL COPY



Doc#: 1505056035 Fee: \$44.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/19/2015 12:54 PM Pg: 1 of 4

NOTICE OF APPROVAL

An ordinance amending the zoning map with regard to the property located at 9555 Kilbourn Avenue and 4443 Golf Road, Skokie, Illinois from a B1 Service Commercial district to a B2 Commercial district was approved by the Board of Trustees of the Village of Skokie on January 20, 2015.

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 **9555 Kilbourn Avenue and 4443 Golf Road, 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 15 day of JANUARY, 2015.

SKOKIE PROPERTY, LLC

Abdul Rehman
Signature

ABDUL REHMAN PANTWANI
Print name

Manager
Title

SKOKIE PROPERTY, LLC
Company

2239 Greenfield Pl.
Address

Glenview IL 60025
City, State, Zip

847-338-2008
Phone Number

Plan Commission Case Number 2014-27P
Village Ordinance Number 15-1-Z-4115

UNOFFICIAL COPY

Exhibit 1

MML: *1/20/15
PC: 2014-27P

THIS ORDINANCE MAY BE CITED
AS VILLAGE ORDINANCE NUMBER
15-1-Z-4115

**AN ORDINANCE AMENDING THE ZONING MAP WITH REGARD
TO THE PROPERTY LOCATED AT 9555 KILBOURN AVENUE AND
4443 GOLF ROAD, SKOKIE, ILLINOIS FROM A B1 SERVICE
COMMERCIAL DISTRICT TO A B2 COMMERCIAL DISTRICT**

1 **WHEREAS**, the owner of the following described real property:

2 LOTS 4, 5, 6 AND 7 IN BLOCK 5 IN KRENN & DATO'S DEVONSHIRE MANOR ANNEX,
3 A SUBDIVISION OF PART OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 13,
4 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

5 PIN: 10-15-103-001-0000

6 commonly known 9555 Kilbourn Avenue and 4443 Golf Road, Skokie, Illinois (hereinafter
7 "Subject Property"), petitioned the Village of Skokie to reclassify the zoning of the Subject
8 Property from a B1 Service Commercial district to a B2 Commercial district; and

9 **WHEREAS**, the Subject Property is currently vacant and is located in a B1 Service
10 Commercial district. This is a companion case to Plan Commission cases 2014-28P and
11 2014-29P. The petitioner desires to construct and establish a Dunkin' Donuts/Baskin-
12 Robbins limited service restaurant with a drive-through lane on the Subject Property along
13 with an adjacent parcel; and

14 **WHEREAS**, the Subject Property is surrounded by B2 Commercial to the north, R1
15 Single-Family to the south, B2 Commercial and R1 Single-Family to the west and R1
16 Single-Family to the east (B2 Commercial proposed); and

17 **WHEREAS**, the Community Development Department staff is supportive of the
18 zoning reclassification, which would allow for the development of the Subject Property and
19 will be compatible with the Comprehensive Plan; and

20 **WHEREAS**, the Skokie Plan Commission, after a public hearing duly held on
21 November 20, 2014, at which no interested parties testified: (i) determined that proper
22 notice had been given; (ii) made the appropriate findings of fact in the affirmative as
23 required under Section 118-6(h) of the Skokie Village Code and (iii) voted to recommend to
24 the Mayor and Board of Trustees that the requested zoning reclassification be granted and
25 the Official Zoning Map of the Village of Skokie be amended to reflect this reclassification;
26 and

27 **WHEREAS**, the Mayor and Board of Trustees, after a public meeting duly held on
28 December 15, 2014 concurred in the aforesaid recommendation of the Plan Commission;

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

UNOFFICIAL COPY

1 **Section 1:** That the Subject Property legally described above and commonly
2 known as 9555 Kilbourn Avenue and 4443 Golf Road, Skokie, Illinois, be and the same is
3 hereby reclassified from a B1 Service Commercial district to a B2 Commercial district.

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

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

9 **Section 4:** That this Ordinance shall be in full force and effect from and after its
10 passage approval and recordation as provided by law.
11

ADOPTED this 20th day of January, 2015.

Ayes: 6 (Gray-Keeler, Kleir, Roberts,
Sutker, Ulrich, Van Dusen)
Nays: 0
Absent: 1 (Bromberg)

Pranod Shah
Village Clerk

Attested and filed in my
office this 21st day of
January, 2015.

Approved by me this 20th day of
January, 2015.

Pranod Shah
Village Clerk

George Van Dusen
Mayor, Village of Skokie

12

UNOFFICIAL COPY

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 20th day of January, 2015 by a vote of 7 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 20th day of January, 2015, and was approved by the Mayor and Board of Trustees on the 20th day of January, 2015.

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 21th day of January, 2015.

Phal

Skokie Village Clerk
 Cook County, Illinois

(seal)