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## NOTICE OF APPROVAL



Doc#: 1525950043 Fee: \$48.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/16/2015 01:23 PM Pg: 1 of 6

An ordinance granting site plan approval for the construction of a 2 unit multifamily residence planned development at 8950 Niles Center Road, Skokie, Illinois, in an R4 Multifamily Housing district, and relief from certain sections of Chapter 118 of the Skokie Village Code and repealing Village Ordinance Number 08-5-Z-3619 was approved by the Board of Trustees of the Village of Skokie on August 17, 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 **8950 Niles Center 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 14TH day of AUGUST, 2015.

Simon Lee

Signature

Print name

Title

Company

Address

City, State, Zip

Phone Number

Plan Commission Case Number 2015-22P  
Site Plan Approval Number 490.01  
Village Ordinance Number 15-8-Z-4172

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## Exhibit 1

MML: \*8/17/15  
 PC: 2015-22P  
 SPA: 490.01

<p>THIS ORDINANCE MAY BE CITED AS          VILLAGE ORDINANCE NUMBER  <b>15-8-Z-4172</b></p>
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**AN ORDINANCE GRANTING SITE PLAN APPROVAL FOR THE CONSTRUCTION OF A 2-UNIT MULTIFAMILY RESIDENCE PLANNED DEVELOPMENT AT 8950 NILES CENTER ROAD, SKOKIE, ILLINOIS, IN AN R4 MULTIFAMILY HOUSING DISTRICT, WITH RELIEF FROM CERTAIN SECTIONS OF CHAPTER 118 OF THE SKOKIE VILLAGE CODE, AND REPEALING VILLAGE ORDINANCE NUMBER 08-5-Z-3619**

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

LOT 2 IN SECOND ADDITION TO THE BRONX, BEING PART OF THE SOUTHWEST ¼ IN COUNTY CLERK'S DIVISION OF THE SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 10-15-316-010-0000

more commonly described as 8950 Niles Center Road, Skokie, Illinois (hereinafter "Subject Property"), petitioned the Village of Skokie for site plan approval to convert a nonconforming mixed-use building to a two (2) unit multifamily residence in an R4 Multifamily Housing district; and

**WHEREAS**, petitioner has also requested relief from the following sections of the Skokie Village Code:

- (i) §118-114(6)a. to allow the continuation of the existing condition of the southern side yard, in part, of 0' rather than 4', and the continuation of the existing condition of the north side yard of 0' rather than 4' on the first floor and 0' rather than 4' on the second floor consistent with the approved floor plan;
- (ii) §118-114(8) to maintain, but not increase, the maximum coverage by building in excess of 40%;
- (iii) §118-218(1) to allow three (3) rather than four (4) legal off-street parking spaces; and

**WHEREAS**, upon review of the petitioner's request, it was determined by staff that the following additional relief was required:

- (i) §118-114(5) to allow the continuation of the existing condition of a front yard of 0' rather than 20';
- (ii) §118-114(7)a. to allow the continuation of the existing condition of the rear yard on the first floor of 0' rather than 30';

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- 1 (iii) §118-114(9) to allow the continuation of the existing condition of maximum land  
 2 coverage by impermeable surfaces of 100% rather than 55% in the required front  
 3 yard and 65% for the total lot area; and

4 **WHEREAS**, the proposed plan includes converting the ground floor to a three (3) bedroom  
 5 apartment with a four (4) car garage. The existing second floor apartment will be expanded and  
 6 renovated into another three (3) bedroom unit. A roof deck will also be added in the middle portion  
 7 of the building. The conversion and renovation will not increase the footprint of the building; and  
 8

9 **WHEREAS**, this site plan will legalize the exiting nonconforming lot size, lot width, yards,  
 10 and lot coverage and will bring the property into conformance with the R4 Multifamily Housing  
 11 district; and

12 **WHEREAS**, a fourth area to park a vehicle will be provided, but the area will be tandem to  
 13 a legal parking space; and

14 **WHEREAS**, the Skokie Plan Commission, at a public hearing duly held on June 4, 2015: (i)  
 15 determined that proper legal notice had been achieved, (ii) made the appropriate findings of fact in  
 16 the affirmative, as required under Section 118-6(g) of the Skokie Village Code, and (iii) voted to  
 17 recommend to the Mayor and Board of Trustees that (a) the requested site plan approval be  
 18 granted pursuant to the Plan Commission Report dated July 20, 2015, and (b) relief be granted  
 19 from certain sections of Chapter 118 of the Skokie Village Code; and  
 20  
 21

22 **WHEREAS**, the Skokie Plan Commission established the minimum lot area and lot width  
 23 for this planned development as the area and lot width of the lot; and  
 24

25 **WHEREAS**, the Skokie Plan Commission also recommended that the original land use  
 26 permit, Village Ordinance Number 08-5-Z-3619, be repealed as it is no longer needed; and  
 27

28 **WHEREAS**, the Mayor and Board of Trustees, at a public meeting duly held on July 20,  
 29 2015, voted to concur in the aforesaid recommendations and findings of fact of the Skokie Plan  
 30 Commission;  
 31

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

34 **Section 1:** That the site plan approval requested by the petitioner for a planned  
 35 development at the property legally described above and commonly known as 8950 Niles Center  
 36 Road in an R4 Multifamily Housing district is hereby granted and approved, subject to the following  
 37 conditions:

- 38 1. The petitioner shall develop the Subject Property in substantial conformance with the final  
 39 Village approved site plan dated June 5, 2015, and floor plan dated April 6, 2015;
- 40 2. All existing damaged public sidewalks or public sidewalks damaged due to the  
 41 implementation of this plan shall be replaced;
- 42 3. All private and public sidewalks shall be maintained free of snow, ice, sleet, or other objects  
 43 that may impede travel;
- 44 4. Vehicles shall not be allowed to be parked in or otherwise block the alley;
- 45 5. All new construction, alterations, and remodeling shall meet current International Building

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1 and NFPA Life Safety Codes as amended;

- 2 6. The petitioner shall obtain all required permits and approvals for improvements to County,  
3 State, or Federal rights-of-way from the governing jurisdiction;
- 4 7. All modifications to building elevations and landscaping shall be subject to the review and  
5 approval of the Skokie Appearance Commission;
- 6 8. Cable access shall not be denied to any residents in the building. All cable providers shall  
7 be given access to provide service;
- 8 9. The petitioner shall submit to the Planning Division electronic files of the plat of survey, site  
9 plan, and landscape plan in their approved and finalized form. The files shall be scaled 2-  
10 dimensional drawing files on non-compressed, non-read only CD-ROM \*.dwg AutoCAD  
11 format;
- 12 10. Prior to the issuance of building permits, the petitioner shall submit to the Planning Division  
13 of the Community Development Department the name, property address, email address,  
14 and telephone number of the company and contact person responsible for site maintenance  
15 in compliance with the special use permit;
- 16 11. If work is to be performed on public property or if public property is utilized or impacted  
17 during construction and/or development, the owner shall provide, or shall cause the  
18 developer and/or contractor to provide, the Village of Skokie with a certificate of insurance  
19 naming the Village of Skokie as additionally insured for any and all claims related to any and  
20 all work. The owner shall hold, and shall cause the developer and/or contractor to hold, the  
21 Village of Skokie harmless and indemnify the Village for any and all claims for property  
22 damage or personal injury related to work on or use of public property;
- 23 12. The petitioner shall comply with all Federal and State statutes, laws, rules and regulations  
24 and all Village codes, ordinances, rules, and regulations; and
- 25 13. Failure to abide by any and all terms of this Ordinance shall be cause for the Village to  
26 initiate hearings to determine whether the subject Ordinance, as well as any applicable  
27 business licenses, should be revised or revoked. The petitioner shall pay all costs related to  
28 any hearings conducted as a result of non-compliance with any of the provisions of the  
29 enabling ordinance. The costs shall include but not be limited to court reporter fees,  
30 attorney fees, and staff time required researching and conducting said hearing.

31 **Section 2:** That the following relief from the Skokie Village Code is hereby granted:

- 32 1. §118-114(6)a. to allow the continuation of the existing condition of the southern side  
33 yard, in part, of 0' rather than 4', and the continuation of the existing condition of the  
34 north side yard of 0' rather than 4' on the first floor and 0' rather than 4' on the second  
35 floor consistent with the approved floor plan;
- 36 2. §118-114(8) to maintain, but not increase, the maximum coverage by building in excess of  
37 40%;
- 38 3. §118-218(1) to allow three (3) rather than four (4) legal off-street parking spaces;
- 39 4. §118-114(5) to allow the continuation of the existing condition of a front yard of 0' rather  
40 than 20';
- 41 5. §118-114(7)a. to allow the continuation of the existing condition of the rear yard on the  
42 first floor of 0' rather than 30'; and

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1 6. §118-114(9) to allow the continuation of the existing condition of maximum land  
2 coverage by impermeable surfaces of 100% rather than 55% in the required front yard  
3 and 65% for the total lot area.

4 **Section 3:** That Village Ordinance Number 08-5-Z-3619 be and the same is hereby  
5 repealed. Any previous Village Ordinances which were repealed shall remain repealed and are  
6 null and void. Nothing in this Ordinance shall be construed to reinstate any previously repealed  
7 ordinances.

8 **Section 4:** That a notice of the approval of this Ordinance incorporating the  
9 conditions contained herein shall be executed by the owner of the property in writing and duly  
10 recorded with the Cook County Recorder of Deeds Office at the owner's expense.

11 **Section 5:** That this Ordinance shall be in full force and effect from and after its  
12 passage, approval, and recordation as provided by law.

**ADOPTED** this 17th day of August, 2015.

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

Pramod Shah  
Village Clerk

Attested and filed in my  
office this 18th day of  
August, 2015.

Approved by me this 17th day of  
August, 2015.

Pramod Shah  
Village Clerk

George Van Dusen  
Mayor, Village of Skokie

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14

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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 17th day of August, 2015 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 18th day of August, 2015. and was approved by the Mayor and Board of Trustees on the 17th day of August, 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 18th day of August, 2015.

Skokie Village Clerk  
 Cook County, Illinois

(seal)