

UNOFFICIAL COPY



1715257116

NOTICE OF APPROVAL

An ordinance granting a special use permit to establish and operate a self-service storage facility at 5830 Howard Street, Skokie, Illinois in an M2 Light Industry district was approved by the Board of Trustees of the Village of Skokie on March 6, 2017. The approval granted is shown on the document attached hereto, marked Exhibit "1" and hereby made a part of this Notice of Approval.

Doc# 1715257116 Fee \$46.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/01/2017 11:17 AM PG: 1 OF 5

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 **5830 Howard Street, 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 1 day of MAY, 2017.

Skokie Self Storage LLC

Signature

Print name

Title

Company

Address

City, State, Zip

Phone Number

Plan Commission Case Number 2016-41P
Village Ordinance Number 17-3-Z-4279
Special Use Permit Number 517.01

6

UNOFFICIAL COPY

Exhibit 1

MML: *3/6/17
 PC: 2016-41P
 SUP: 517.01

THIS ORDINANCE MAY BE CITED AS
 VILLAGE ORDINANCE NUMBER

17-3-Z-4279

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ESTABLISH
 AND OPERATE A SELF-SERVICE STORAGE FACILITY AT
 5830 HOWARD STREET, SKOKIE, ILLINOIS IN AN
 M2 LIGHT INDUSTRY DISTRICT**

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

2 LOT 1 IN SKOKIE SELF STORAGE SUBDIVISION, BEING A SUBDIVISION OF PART
 3 OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 41 NORTH, RANGE
 4 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

5 PINS: 10-29-210-002-0000, 10-29-211-021-0000, 10-29-211-022-0000, 10-29-211-023-0000,
 6 10-29-211-010-0000, 10-29-211-009-0000, 10-29-211-008-0000, 10-29-211-007-0000,
 7 10-29-211-006-0000, 10-29-211-005-0000, 10-29-211-004-0000, 10-29-211-003-0000,
 8 10-29-211-002-0000, 10-29-211-001-0000

9 more commonly described as 5830 Howard Street, Skokie, Illinois (hereinafter "Subject
 10 Property"), petitioned the Village of Skokie for a special use permit to establish and operate
 11 a self-service storage facility in an M2 Light Industry district; and

12 **WHEREAS**, Petitioner desires to construct a 121,500 square-foot self-service storage
 13 facility on the Subject Property which will contain 879 storage units, 26 of which will have direct
 14 access to the external circulation system. The facility also includes a 1,000 square-foot office
 15 area; and

16 **WHEREAS**, in case 2016-40P, the Skokie Plan Commission determined that 12 off-
 17 street vehicle parking spaces were needed for this use and that the proposed plan meets the
 18 off-street parking requirement; and

19 **WHEREAS**, at the December 14, 2016, meeting, the Skokie Appearance Commission
 20 approved the building elevations, and the sign package was approved subject to the phone
 21 number and internet address being removed from the permanent signage; and

22 **WHEREAS**, at the February 8, 2017, meeting of the Skokie Appearance Commission,
 23 the building elevations were re-reviewed and approved due to requested modifications in the
 24 building material texture; and

25 **WHEREAS**, at a public hearing of the Skokie Plan Commission, duly held on January
 26 5, 2017, for which proper legal notice had been achieved, one interested party spoke with
 27 concerns that enough parking was not provided; and

UNOFFICIAL COPY

1 **WHEREAS**, after hearing all testimony, the Skokie Plan Commission (a) made the
 2 appropriate findings of fact as required under Section 118-6(f) of the Skokie Village Code and
 3 (b) voted to recommend to the Mayor and Board of Trustees that the requested special use
 4 permit be granted subject to the conditions contained in the Plan Commission Report dated
 5 February 6, 2017; and

6 **WHEREAS**, the Mayor and Board of Trustees, at a public meeting duly held on
 7 February 6, 2017, voted to concur in the aforesaid recommendations and findings of fact of the
 8 Skokie Plan Commission;

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

11 **Section 1.** That the special use permit requested by the petitioner to establish and
 12 operate a self-service storage facility at the Subject Property, described above and commonly
 13 known as 5830 Howard Street, Skokie, Illinois, in an M2 Light Industry district, be and the
 14 same is hereby granted and approved subject to each of the conditions set forth below:

- 15 1. The petitioner shall comply with all the conditions in the site plan approval ordinance for
 16 this location;
- 17 2. The petitioner shall develop the Subject Property in substantial conformance with the
 18 final Village approved Preliminary Exterior Elevations plans dated January 12, 2017,
 19 and floor plans, dated December 16, 2016 (1st floor) and December 1, 2016 (2nd, 3rd and
 20 4th floors);
- 21 3. Any change to the number of storage units may require a modification to the parking
 22 determination for this use;
- 23 4. Leasing any exterior vehicle parking space is expressly prohibited;
- 24 5. Outdoor storage of any kind is expressly prohibited;
- 25 6. All garbage must be contained in designated trash disposal areas; and
- 26 7. Failure to abide by any and all terms of this Ordinance shall be cause for the Village to
 27 initiate hearings to determine whether the subject Ordinance, as well as any applicable
 28 business licenses, should be revised or revoked. The petitioner shall pay all costs
 29 related to any hearings conducted as a result of non-compliance with any of the
 30 provisions of the enabling ordinance. The costs shall include but not be limited to court
 31 reporter fees, attorney fees, and staff time required researching and conducting said
 32 hearing.

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

36 **Section 3:** That this Ordinance shall be in full force and effect from and after its
 37 passage, approval and recordation as provided by law.
 38
 39
 40
 41

UNOFFICIAL COPY

1

ADOPTED this 6th day of March, 2017.

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

Nays: 0

Absent: 0

Attested and filed in my
office this 7th day of
March, 2017.

Pramod Shah
Village Clerk

Pramod Shah
Village Clerk

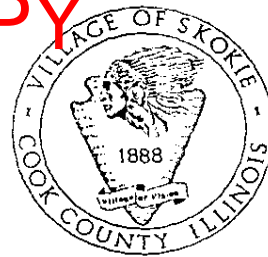
Approved by me this 6th day of
March, 2017.

George Van Dusen
Mayor, Village of Skokie

2

Property of Cook County Clerk's Office

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 6th day of March, 2017 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 7th day of March, 2017. and was approved by the Mayor and Board of Trustees on the 6th day of March, 2017.

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 7th day of March, 2017.

Skokie Village Clerk
 Cook County, Illinois

(seal)