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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/19/2017 02:22 PM PG: 1 OF 4

NOTICE OF APPROVAL

An ordinance amending the Zoning Map with regard to the property located at 5421 Howard Street, Skokie, Illinois from an M1 Office Assembly Industry district to an M2 Light Industry district was approved by the Board of Trustees of the Village of Skokie on **August 21, 2017**. 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 **5421 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 22nd day of August, 2017.

**Exel Development, LLC,
Series Athens Studio**

Signature

Dimitrios Kourkounis

Print name

Manager

Title

Exel Development LLC, Series Athens Studio

Company

63 W 16th St

Address

Chicago, IL 60616

City, State, Zip

312-243-2727

Phone Number

Plan Commission Case Number 2017-21P
Village Ordinance Number 17-8-Z-4321

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Exhibit 1

MML: *8/21/17
PC: 2017-21P

THIS ORDINANCE MAY BE CITED
AS VILLAGE ORDINANCE NUMBER
17-8-Z-4321

**AN ORDINANCE AMENDING THE ZONING MAP WITH REGARD
TO THE PROPERTY LOCATED AT 5421 HOWARD STREET,
SKOKIE, ILLINOIS, FROM AN M1 OFFICE ASSEMBLY INDUSTRY
DISTRICT TO AN M2 LIGHT INDUSTRY DISTRICT**

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

2 LOTS 15 THROUGH 18 BOTH INCLUSIVE AND THAT PART OF LOTS 19 AND 20 LYING
3 SOUTHERLY OF A LINE 6.0 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 19 AND 41.40
4 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 20, TOGETHER WITH THE NORTH HALF OF
5 VACATED ALLEY LYING SOUTH OF AND ADJOINING SAID LOTS 15 TO 20 IN BLOCK 2 IN
6 HOWARD-CENTRAL GARDENS, BEING A SUBDIVISION OF LOTS 1 AND 2 IN ROEHL HEIRS
7 SUBDIVISION OF THE NORTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) AND
8 THE NORTH FIVE (5) ACRES OF THE SOUTHWEST QUARTER (1/4) OF SECTION 28, TOWNSHIP 41
9 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,
10 AND

11 LOT 21 (EXCEPT THAT PART LYING NORTH OF A LINE DRAWN FROM A POINT IN THE EAST LINE
12 OF SAID LOT, 59 FEET SOUTH OF THE NORTHEAST CORNER THEREOF, TO A POINT IN THE
13 WEST LINE OF LOT 19, WHICH IS 6 FEET SOUTH OF THE NORTHWEST CORNER THEREOF) AND
14 THE NORTH ½ OF VACATED ALLEY LYING SOUTH OF AND ADJOINING LOT 21, ALL IN BLOCK 2
15 IN HOWARD-CENTRAL GARDENS, BEING A SUBDIVISION OF LOTS 1 AND 2 IN ROEHL HEIRS
16 SUBDIVISION OF THE NORTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) AND
17 THE NORTH FIVE (5) ACRES OF THE SOUTHWEST QUARTER (1/4) OF SECTION 28, TOWNSHIP 41
18 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

19 PINS: 10-28-301-012-0000, 10-28-301-013-0000, 10-28-301-014-0000, 10-28-301-015-0000,
20 10-28-301-016-0000, 10-28-301-017-0000, 10-28-301-018-0000

21 commonly known as 5421 Howard Street, Skokie, Illinois (hereinafter "Subject Property"),
22 petitioned the Village of Skokie to reclassify the zoning of the Subject Property from an M1
23 Office Assembly Industry district to an M2 Light Industry district; and

24 **WHEREAS**, the Subject Property, currently zoned M1 Office Assembly Industry,
25 contains a vacant detached residence; and

26 **WHEREAS**, the petitioner desires to reclassify the Subject Property in order to
27 construct a building that will contain a construction contractor's office and warehouse; and

28 **WHEREAS**, the warehouse on the Subject Property would be used for staging
29 materials, such as plumbing fixtures, cabinetry and windows which would be utilized at the
30 contractor's project sites; and

31 **WHEREAS**, the Community Development Department staff is supportive of the
32 zoning changes as the land use trend in the general area within the last 25 years has been
33 toward office and industrial uses; and

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1 **WHEREAS**, the Skokie Plan Commission, after public hearing duly held on June 15,
2 2017, at which no interested parties testified, (i) determined that proper notice had been
3 given; (ii) made the appropriate findings of fact in the affirmative as required under Section
4 118-6(h) of the Skokie Village Code and (iii) voted to recommend to the Mayor and Board of
5 Trustees that the requested zoning reclassification be granted and the Official Zoning Map
6 of the Village of Skokie be amended to reflect this reclassification; and

7 **WHEREAS**, the Mayor and Board of Trustees, at a public meeting duly held on July
8 17, 2017, concurred in the aforesaid recommendation of the 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 Subject Property legally described above and commonly
12 known as 5421 Howard Street, Skokie, Illinois, be and the same is hereby reclassified from
13 an M1 Office Assembly Industry district to an M2 Light Industry district.

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

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

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

ADOPTED this 21st day of August, 2017.

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

Nays: 0

Absent: 0

Attested and filed in my
office this 22nd day of
August, 2017.

Pramod Shah

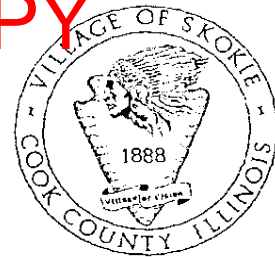
Village Clerk

Pramod Shah
Village Clerk

Approved by me this 22nd day of
August, 2017.

George VanDusen
Mayor, Village of Skokie

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STATE OF ILLINOIS)
)SS
 COUNTY OF COOK)

I, SYLVIA LUKE, DO HEREBY CERTIFY that I am the regularly appointed and acting Deputy Village 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 21st day of August, 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 22nd day of August, 2017, and was approved by the Mayor and Board of Trustees on the 21st day of August, 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 31st day of August, 2017.

Sylvia Luke

Skokie Deputy Village Clerk
 Cook County, Illinois

(seal)