



1735641018

Doc# 1735641018 Fee \$46.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/22/2017 10:58 AM PG: 1 OF 5

NOTICE OF APPROVAL

An ordinance approving modifications to the previously approved site plan for the planned development at 8063-8115 Floral Avenue, 8126-8166 Floral Avenue and 5135 Cleveland Street, Skokie, Illinois in R3 Combined Housing and CX Core Mixed-Use districts was approved by the Board of Trustees of the Village of Skokie on **June 19, 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 **8063-8115 Floral Avenue, 8126-8166 Floral Avenue and 5135 Cleveland 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 15TH day of NOVEMBER, 2017

Floral Avenue, LLC

Signature

Print name

Title

Company

Address

City, State, Zip

Phone Number

[Handwritten Signature]

JOHN McLINDEN

MANAGER

FLORAL AVENUE LLC

8149 LINCOLN AVENUE

SKOKIE, IL 60077

312-401-2600

Plan Commission Case Number 2017-03M
Special Use Permit Number 456.05
Village Ordinance Number 17-6-Z-4299

UNOFFICIAL COPY**Exhibit 1**

MML: *6/19/17
 PC: 2017-03M (2014-17P)
 SPA: 456.05

THIS ORDINANCE MAY BE CITED AS
 VILLAGE ORDINANCE NUMBER

17-6-Z-4299

**AN ORDINANCE APPROVING MODIFICATIONS TO THE PREVIOUSLY
 APPROVED SITE PLAN FOR THE PLANNED DEVELOPMENT AT
 8063-8115 FLORAL AVENUE, 8126-8166 FLORAL AVENUE AND
 5135 CLEVELAND STREET, SKOKIE, ILLINOIS IN R3 COMBINED
 HOUSING AND CX CORE MIXED-USE DISTRICTS**

1 **WHEREAS**, on September 15, 2014, the Mayor and Board of Trustees of the
 2 Village of Skokie adopted Village Ordinance Number 14-9-Z-4094 to grant site plan
 3 approval for a 24 unit single family planned development, in two phases. This ordinance
 4 was amended by Village Ordinance 15-12-Z-4189, through the modified review process.
 5 The affected property is legally described as follows:

6 8126-8166 FLORAL AVENUE AND 5135 CLEVELAND STREET:

7 LOTS 1 THROUGH 12 IN RESUBDIVISION OF FLORAL AVENUE PHASE I, BEING A RESUBDIVISION
 8 OF VARIOUS LOTS IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 21,
 9 TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
 10 COUNTY, ILLINOIS.

11 PINS: 10-21-408-043-0000, 10-21-408-044-0000, 10-21-408-045-0000, 10-21-408-046-0000,
 12 10-21-408-047-0000, 10-21-408-048-0000, 10-21-408-049-0000, 10-21-408-050-0000,
 13 10-21-408-051-0000, 10-21-408-052-0000, 10-21-408-053-0000, 10-21-408-054-0000

14 8063-8115 FLORAL AVENUE:

15 LOTS 1 THROUGH 8 IN FLORAL AVENUE SUBDIVISION PHASE II, BEING A RESUBDIVISION OF
 16 VARIOUS LOTS IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 41
 17 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

18 PINS: 10-21-416-001-0000, 10-21-416-002-0000, 10-21-416-003-0000, 10-21-416-004-0000,
 19 10-21-416-005-0000, 10-21-416-006-0000, 10-21-416-007-0000, 10-21-416-008-0000

20 and commonly known as 8063-8115 Floral Avenue, 8126-8166 Floral Avenue and 5135
 21 Cleveland Street, Skokie, Illinois (hereinafter collectively "Subject Property") in R3
 22 Combined Housing and CX Core Mixed-Use districts; and

23 **WHEREAS**, Floral Avenue, LLC, the developer of the property legally described
 24 above (hereinafter "Developer") requested that they be permitted to modify the previously
 25 approved and subsequently modified site plan to reflect the following:

- 26 - to allow for the extension of the deadline for all building permits to be applied for
 27 and issued to September 30, 2017;
- 28 - that all houses be sold and constructed by June 30, 2018; and

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1 **WHEREAS**, the Phase 1 portion has been completed and Phase 2 is underway
2 with only three more lots to be transferred from the Village to the Developer; and

3 **WHEREAS**, pursuant to Section 118-8(c) of the Skokie Village Code, the
4 Corporation Counsel, Plan Commission Chairman and Community Development Director
5 reviewed the request and found that the requested modifications are in substantial
6 compliance with the site plan approval granted on December 7, 2015; and

7 **WHEREAS**, it was recommended to the Mayor and Board of Trustees that the
8 requested modifications be granted; and

9 **WHEREAS**, at a public meeting duly held June 19, 2017, the Mayor and Board of
10 Trustees concurred in the aforesaid recommendations and findings of fact of the
11 Corporation Counsel, Plan Commission Chairman and Community Development Director;

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

14 **Section 1:** That the existing site plan approval, Village Ordinance Number 14-9-
15 Z-4094, Conditions 14 and 21, for the planned development at the Subject Property, be
16 and the same is hereby modified as follows below. The new material is **highlighted in**
17 **bold** and the material to be deleted is ~~highlighted and stricken through~~.

18 14. Building permits ~~must be applied for and issued on all lots in the planned~~
19 development by ~~December 31, 2016~~ **September 30, 2017**. This ordinance
20 may be extended beyond that point with a modified review approval by the
21 Village Board prior to said date.

22 ...

23 21. The Developer shall install new public sidewalks, 5 feet wide, adjacent to
24 the development site prior to occupancy of any unit on a lot adjacent to a
25 public street or escrow 110% of the cost of the installation. The Developer
26 shall install all sidewalks prior to the issuance of a Certificate of Occupancy
27 of the second to the last house in each phase or before ~~December 31, 2016~~
28 **June 30, 2018**, whichever is first.

29 **Section 2:** That a notice of the approval of this Ordinance incorporating the
30 modifications contained herein shall be executed by the Developer of the property in
31 writing and duly recorded with the Cook County Recorder of Deeds Office at the
32 Developer's expense.

33 **Section 3:** That this Ordinance shall be in full force and effect from and after
34 its passage, approval and recordation as provided by law.

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ADOPTED this 19th day of June, 2017.

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

Nays: 0

Absent: 0

Attested and filed in my
office this 20th day of
June, 2017.

Pramod Shah
Village Clerk

Approved by me this 19th day of
June, 2017.

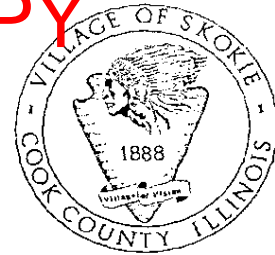
George Van Dusen
Mayor, Village of Skokie

Pramod Shah
Village Clerk

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2
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Property of Cook County Clerk's Office

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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 June, 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 20th day of June, 2017, and was approved by the Mayor and Board of Trustees on the 19th day of June, 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 21st day of June, 2017.



Skokie Village Clerk
Cook County, Illinois

(seal)