

# UNOFFICIAL COPY



## NOTICE OF APPROVAL

An ordinance amending the Zoning Map with regard to the property located at 8119-8149 Floral Avenue, Skokie, Illinois, from a CX Core Mixed-Use district to an R4 Multifamily Residence district was approved by the Board of Trustees of the Village of Skokie on **June 18, 2018**. The approval granted is shown on the document attached hereto, marked Exhibit "1" and hereby made a part of this Notice of Approval.

Doc# 1906018065 Fee \$44.00

EDWARD M. MOODY  
COOK COUNTY RECORDER OF DEEDS  
DATE: 03/01/2019 11:40 AM PG: 1 OF 4

**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 **8130 Lincoln Avenue, 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 02 day of Feb, 2019.

8130 LLC

[Signature]  
Signature

ZACH JOSEPH  
Print name

OWNER  
Title

8130 LLC  
Company

5708 W DEANSTEA  
Address

MORTON GROVE  
City, State, Zip

847 983 4164  
Phone Number

Plan Commission Case Number 2018-06P  
Village Ordinance Number 18-6-Z-4386

RECORDING FEE 52-  
DATE 3-1-19 COPIES 0x  
OK BY RY

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## Exhibit 1

MML: \*6/18/18  
PC: 2018-06P

THIS ORDINANCE MAY BE CITED  
AS VILLAGE ORDINANCE NUMBER  
**18-6-Z-4386**

**AN ORDINANCE AMENDING THE ZONING MAP WITH REGARD  
TO THE PROPERTY LOCATED AT 8119-8149 FLORAL AVENUE  
SKOKIE, ILLINOIS FROM A CX CORE MIXED-USE DISTRICT  
TO AN R4 MULTIFAMILY RESIDENCE DISTRICT**

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

2       LOT 1 IN NEA MAYA RESUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 21,  
3       TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK  
4       COUNTY, ILLINOIS.

5       PINS: 10-21-409-004-0000, 10-21-409-005-0000, 10-21-409-019-0000, 10-21-409-022-0000

6       commonly known 8119-8149 Floral Avenue, Skokie, Illinois (hereinafter "Subject Property"),  
7       petitioned the Village of Skokie, on behalf of 8130 LLC, to reclassify the zoning of the  
8       Subject Property from a CX Core Mixed-Use district to an R4 Multifamily Residence district;  
9       and

10       **WHEREAS**, this case was presented with companion Plan Commission Cases  
11       2018-04P (Chapter 118 code amendment), 2018-05P (plat of subdivision) and 2018-07P  
12       (site plan approval); and

13       **WHEREAS**, the Subject Property is currently vacant and the petitioners desire to  
14       rezone the property to R4 Multifamily Residence in order to redevelop the property and  
15       construct a planned development that includes eight (8) townhouse residences facing Floral  
16       Avenue and eight (8) mixed-use commercial/residential units facing Lincoln Avenue; and

17       **WHEREAS**, the Lincoln Avenue property will remain zoned CX Core Mixed-Use; and

18       **WHEREAS**, the zoning amendment is necessary as the townhouse residences are  
19       not allowable uses in the CX district and the commercial/residential units are not compatible  
20       with the recent single-family residential development on the west side of Floral Avenue; and

21       **WHEREAS**, R4 zoning is an appropriate zone for the townhouse residences as it  
22       provides a low-intensity transition from the CX-zoned property on the eastern portion of the  
23       Subject Property to the single-family residences on the west side of Floral Avenue and west  
24       of the Subject Property; and

25       **WHEREAS**, the Skokie Plan Commission, after public hearing duly held on April 5,  
26       2018, at which no interested parties testified, (i) determined that proper notice had been  
27       given; (ii) made the appropriate findings of fact in the affirmative as required under Section  
28       118-6(h) of the Skokie Village Code and (iii) voted to recommend to the Mayor and Board of

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1 Trustees that the requested zoning reclassification be granted and the Official Zoning Map  
2 of the Village of Skokie be amended to reflect this reclassification; and

3 **WHEREAS**, the Mayor and Board of Trustees, after a public meeting duly held on  
4 May 7, 2018, concurred in the aforesaid recommendation of the Plan Commission;

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

7 **Section 1:** That the Subject Property legally described above and commonly  
8 known as 6109-8149 Floral Avenue, Skokie, Illinois, be and the same is hereby reclassified  
9 from a CX Core Mixed-Use district to an R4 Multifamily Residence district.

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

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

15 **Section 4:** That this Ordinance shall be in full force and effect from and after its  
16 passage approval and recordation as provided by law.  
17

**ADOPTED** this 18th day of June, 2018

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

Pramod Shah  
Village Clerk

Attested and filed in my  
office this 19th day of  
June, 2018.

Approved by me this 19th day of  
June, 2018

Pramod Shah  
Village Clerk

George Van Dusen  
Mayor, Village of Skokie

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