

# UNOFFICIAL COPY

## NOTICE OF APPROVAL

An ordinance amending a special use permit to allow modifications to an existing site plan and landscape plan at 4830 Dempster Street, Skokie, Illinois, in a B3 Business district and granting relief from Chapter 118, Section 118-212(i)(1) of the Skokie Village Code was approved by the Board of Trustees of the Village of Skokie on October 22, 2019. The approval granted is shown on the document attached hereto, marked Exhibit "1" and hereby made a part of this Notice of Approval.



Doc# 2000945083 Fee \$88.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/09/2020 11:47 AM PG: 1 OF 7

**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.**

## OWNERS' CERTIFICATION

The undersigned, being the owners or duly authorized representative of the owners, of the real estate commonly known as **4830 Dempster Street, Skokie, Illinois** and legally described in Exhibit "1" attached hereto and hereby made a part of this Notice of Approval certify 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 30<sup>th</sup> day of October, 2019

**Nonebetter Property Management Co., Inc.**

Signature

SUSAN DONIAN

Print name

PRESIDENT

Title

NONEBETTER

Company

PO BOX 48032

Address

NILES, IL 60714

City, State, Zip

847-708-1137

Phone Number

**Verna D. Bezazian Trust**

Signature

Print name

Title

Company

Address

City, State, Zip

Phone Number

**McDonald's USA, LLC, a Delaware limited liability company**

Signature

Print name

Title

Company

Address

City, State, Zip

Phone Number

Plan Commission Case Number 2019- 20P  
Special Use Permit Number 160.05  
Village Ordinance Number 19-10-Z- 4494

RECORDING FEE 88

DATE 1/7/20 COPIES 61

OK BY

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Dated this 22<sup>nd</sup> day of October, 2019

**Nonebetter Property Management Co., Inc.**

**Verna D. Bezazian Trust**

**McDonald's USA, LLC, a Delaware limited liability company**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print name

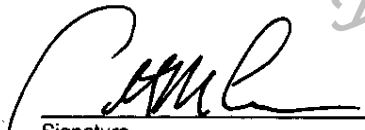
\_\_\_\_\_  
Title

\_\_\_\_\_  
Company

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Phone Number

  
Signature

Scott M. Levin  
Print name

Trustee  
Title

\_\_\_\_\_  
Company

200 S. Michigan #1100  
Address

Chicago, IL 60604  
City, State, Zip

312-456-3418  
Phone Number

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Company

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Phone Number

Plan Commission Case Number 2019- 20P  
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Dated this 30th day of October, 2019

**Nonebetter Property Management Co., Inc.**

**Verna D. Bezazian Trust**

**McDonald's USA, LLC, a Delaware limited liability company**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Company

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Phone Number

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Company

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Phone Number

\_\_\_\_\_  
Signature

Kevin Hyde  
Print name

Senior Counsel, McDonald's Corp.  
Title as authorized signatory for:

McDonald's USA, LLC  
Company

110 N. Carpenter Street  
Address

Chicago, IL 60607-2101  
City, State, Zip

630-623-8953  
Phone Number

Plan Commission Case Number 2019- 20P  
Special Use Permit Number 160.05  
Village Ordinance Number 19-10-Z-4494

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## Exhibit 1

MML: 10/22/19  
PC: 2019-20P  
SUP: 160.05

THIS ORDINANCE MAY BE CITED AS  
VILLAGE ORDINANCE NUMBER  
  
**19-10-Z-4494**

**AN ORDINANCE AMENDING A SPECIAL USE PERMIT TO ALLOW  
MODIFICATIONS TO AN EXISTING SITE PLAN AND LANDSCAPE PLAN  
AT 4830 DEMPSTER STREET, SKOKIE, ILLINOIS, IN A B3 BUSINESS  
DISTRICT AND GRANTING RELIEF FROM CHAPTER 118,  
SECTION 118-212(i)(1), OF THE SKOKIE VILLAGE CODE**

1           **WHEREAS**, the owners (hereinafter "Petitioner") of the following described real  
2 property, on behalf of the McDonald's Corporation USA, LLC:

3           **PARCEL 1:**

4           THAT PART OF THE SOUTH 170.10 FEET OF LOT 12 IN COUNTY CLERK'S DIVISION  
5 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL  
6 MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING ON THE SOUTH LINE OF  
7 SECTION 16, 373.99 FEET WEST OF THE SOUTH EAST CORNER THEREOF, THENCE  
8 WEST 175.0 FEET, THENCE NORTH PARALLEL TO THE EAST LINE OF SECTION 16,  
9 170.10 FEET, THENCE EAST 175.0 FEET, THENCE SOUTH 170.10 FEET TO POINT OF  
10 BEGINNING, EXCEPTING THEREFROM THAT PART TAKEN OR USED FOR STREETS  
11 AND ALLEYS, IN COOK COUNTY, ILLINOIS.

12           PIN:10-16-433-078-0000

13           **PARCEL 2:**

14           THAT PART OF THE SOUTH 170.1 FEET ON LOT 12 IN COUNTY CLERK'S DIVISION  
15 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL  
16 MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING ON THE SOUTH LINE OF  
17 SECTION 16, 267 FEET WEST OF THE SOUTH EAST CORNER THEREOF BEING THE  
18 CENTER LINE OF NILES CENTER ROAD; THENCE NORTHEASTERLY ALONG THE  
19 CENTER OF SAID ROAD 190.45 FEET NORTH TO THE NORTH LINE OF SOUTH 170.1  
20 FEET OF SAID LOT 12; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID  
21 SECTION 192.45 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID  
22 SECTION 170.1 FEET; THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION  
23 106.99 FEET TO POINT OF BEGINNING (EXCEPT THAT PART OF SAID PARCEL  
24 TAKEN FOR DEMPSTER STREET AND NILES CENTER ROAD) IN COOK COUNTY,  
25 ILLINOIS.

26           PIN: 10-16-433-038-0000

27  
28           more commonly described as 4830 Dempster Street, Skokie, Illinois (hereinafter "Subject  
29 Property"), petitioned the Village of Skokie to amend the special use permit granted  
30 pursuant to Village Ordinance 14-4-Z-4053; and

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1           **WHEREAS**, Petitioner has requested that the original approved site plan granted  
 2 pursuant to Ordinance 14-4-Z-4053 be amended to direct the following relief from Section 118-  
 3 212(i)(1) in order to allow continuous curbing less than 6 feet from and parallel to any property  
 4 line adjacent to the street frontage; and

5           **WHEREAS**, the requested amendment was made necessary by an upcoming Illinois  
 6 Department of Transportation road construction project at the intersections of Dempster Street  
 7 and Niles Center Road and Dempster Street and Skokie Boulevard. As a result of this project,  
 8 the existing McDonalds ground sign is among the many improvements at these intersections  
 9 which will need to be relocated; and

10           **WHEREAS**, the Skokie Plan Commission, at a public hearing duly held on August 1,  
 11 2019, for which proper legal notice had been achieved and no interested parties appeared, (a)  
 12 made the appropriate findings of fact as required under Section 118-6(f) of the Skokie Village  
 13 Code and (b) voted to recommend to the Mayor and Board of Trustees that the requested  
 14 special use permit be granted subject to the conditions contained in the Plan Commission  
 15 Report dated September 16, 2019; and

16           **WHEREAS**, the Mayor and Board of Trustees, at a public meeting duly held on  
 17 September 16, 2019, concurred in the aforesaid recommendations and findings of fact of the  
 18 Skokie Plan Commission;

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

21           **Section 1:** That the requested amendment to the special use permit issued  
 22 pursuant to Village Ordinance 14-4-Z-4053, for the property legally described above and  
 23 commonly known as 4830 Dempster Skokie, Illinois, in a B3 Commercial district, be and the  
 24 same is hereby granted. Number 6 of the conditions found in Village Ordinance Number 14-  
 25 4-Z-4053 is amended as follows with the new material **highlighted in bold** and the material to  
 26 be deleted is ~~highlighted and stricken through~~.

27           6. The petitioner shall develop the Subject Property in substantial conformance with the  
 28 final Village approved **Geometric Plan, dated August 20, 2019**. Site Plan, dated  
 29 October 22, 2013; Landscape Plan, dated ~~September 27, 2013~~ **August 20, 2019**; and  
 30 Exterior Color Elevations, dated August 8, 2013;

31           **Section 2:** Prior to the issuance of a certificate of completion for the new sign, the  
 32 petitioners must:

- 33           a. Paint additional striping and pavement arrows and markings to reinforce that the  
 34 driveway is one-way northbound only.
- 35           b. Replace all missing site landscaping that is not being modified by this current  
 36 request to match the approved as-built landscape plan, dated December 16, 2014.
- 37           c. Remove the trash can from the west side of the exit lane at Dempster Street and  
 38 relocate it closer to the main entrance of the business and replace the missing  
 39 channel post and stop sign.

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**Section 3:** That relief from Chapter 118, Section 118-212(i)(1), of the Skokie Village Code in order to allow continuous curbing less than 6 feet from and parallel to any property line adjacent to the street frontage, is hereby approved.

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

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

**ADOPTED** this 22nd day of October, 2019.

Ayes: 6 (Bromberg, Gray-Keeler, Klein,  
Sutker, Ulrich, Van Dusen)  
Nays: 0  
Absent: 1 (Roberts)

SYLVIA LUKE  
Deputy Village Clerk

Attested and filed in my office this  
23rd day of October, 2019

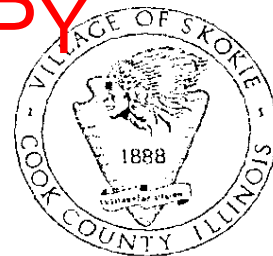
Approved by me this 23rd day of  
October, 2019.

SYLVIA LUKE  
Deputy Village Clerk

George Van Dusen  
Mayor, Village of Skokie

10

Property of Cook County Clerk's Office

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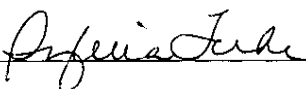
STATE OF ILLINOIS)  
 )SS  
 COUNTY OF COOK)

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 22 day of October, 2019 by a vote of 6 Ayes, 0 Nays and 1 Absent; that said Ordinance adopted as aforesaid was deposited and filed in the Office of the Village Clerk on the 23rd day of October, 2019, and was approved by the Mayor and Board of Trustees on the 22nd day of October, 2019.

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 23 day of October, 2019.



Skokie Deputy Village Clerk  
 Cook County, Illinois

(seal)