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NOTICE OF APPROVAL

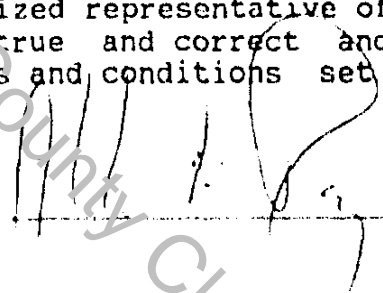
An ordinance granting a Special Use Permit to establish and operate a synagogue at 3828 Dempster Street, Skokie, Illinois in a B-2 Commercial District, was approved by the Mayor and Board of Trustees of the Village of Skokie on the 15th day of November, 1991.

The approval granted is shown on the attached document marked Exhibit "A".

IMPORTANT: THE ABOVE PROVISION IS CONDITIONED UPON THE OWNERS' CERTIFICATION AND THE PAYMENT OF \$50.00 FOR SERVICES 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 DONE.

OWNERS' CERTIFICATION

The undersigned, being the owners of the real estate described in this Notice or the duly authorized representative of the owners, certify that such Notice is true and correct and accepts and approves all of the provisions and conditions set forth in the Exhibit referred to herein.



TO: RECORDER OF DEEDS or REGISTRAR OF TITLES:

PLEASE MAIL DOCUMENT AFTER RECORDING TO:
CORPORATION COUNSEL
VILLAGE OF SKOKIE
5127 OAKTON STREET
SKOKIE, IL 60077

Plan Commission Case #91-15P

Village Ordinance No. 91-11-2-2241

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\$3.00
NOV 18 1991 09:56:00
CLERK'S OFFICE #91-604904
COOK COUNTY RECORDER

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BBM:SB:ss 11/4//91
(91-15P)

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ESTABLISH AND OPERATE A SYNAGOGUE AT 3828 DEMPSTER STREET, SKOKIE, IN A B-2 COMMERCIAL DISTRICT

WHEREAS, the owner of the real estate described in Exhibit "A", which is attached hereto and made a part hereof, and commonly described as 3828 Dempster Street, Skokie, Illinois, petitioned the Skokie Plan Commission for a Special Use Permit to establish and operate a synagogue; and

WHEREAS, the Plan Commission, after public hearing duly held, made appropriate findings of fact as required under Section 13.4.5.5 of the Skokie Zoning Ordinance and recommended to the Mayor and Board of Trustees that the requested Special Use Permit be granted subject to various conditions; and

WHEREAS, the Petitioner requested that relief be granted from Article 11 of the Skokie Zoning Ordinance for a decrease in the number of required off-street parking spaces; and

WHEREAS, the Mayor and Board of Trustees, after public hearing duly held, concurred in the aforesaid recommendation and findings of fact of the Plan Commission and also that the Petitioner be granted the requested relief to decrease the number of off-street parking spaces and that the rental of the social facilities to non-members be prohibited; and

WHEREAS, the Mayor and Board of Trustees in response to objections from adjoining businesses required the designation of parking restrictions for six (6) spaces;

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

Section 1: That the Special Use Permit requested by the Petitioner to establish and operate a synagogue at 3828 Dempster Street, Skokie in an R-2 Commercial District is hereby granted and approved subject to each of the conditions set forth below:

1. That the subject synagogue shall be established and operated in compliance with the Revised Site/Landscape Plan, dated 8/21/91;
2. That the interior of the synagogue shall be constructed, maintained and operated in substantial compliance with the Petitioners' Revised Parking and Landscape Plan, dated 11/1/91;
3. That the building shall be remodeled in substantial compliance with the Revised Building Elevations, dated 8/21/91;
4. That an approved fire alarm system shall be installed;
5. That usage of the kitchen for meal preparation will require an application for a Village of Skokie Health Permit;
6. That the new 13-space off-street parking lot, to the east of the subject building, shall provide stormwater detention and perimeter curbing and meet other Village parking lot construction requirements;
7. That no accessory buildings shall be allowed on the site;
8. That all utilities serving the subject site shall be placed underground;
9. All off-street parking spaces shall be legibly striped and so maintained and the parking lot shall be maintained in a state of good repair;
10. All parking lot and exterior lighting on the site shall be full cut-off design and be directed away from adjacent properties, subject to the approval of the Skokie Traffic Engineer;
11. All landscaping shall be maintained to a height of thirty (30) inches for a distance of fifteen (15) feet from any vehicular access point into or out of the site in order to provide for adequate sight distance;

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12. That all landscaping on the site shall be properly maintained and any dead landscaping shall be replaced;
13. The handicapped parking space shall be reinstalled at 3910 Dempster Street;
14. All handicapped parking spaces at the shopping center shall be included in the Village's Private Property Handicapped Parking Space Maintenance Program;
15. That a new six (6) foot high solid wood fence shall be constructed along the north property line of the site, east of the subject building;
16. That the Petitioner is responsible for the maintenance and costs associated thereto for the parking limitation signs in accordance with the Site Plan;
17. That the facilities shall not be leased to non-congregation members for functions;
18. That the subject Special Use Permit applies only to the Congregation Or Torah, and only so long as it strictly enforces the Jewish religious laws which prohibit the use of automobiles on the Sabbath and on other Holy Days. Any other congregation which wishes to use the premises must apply for a Special Use Permit for the purpose of determining whether or not it strictly enforces such religious laws;
19. That failure to abide by any and all terms of the Special Use Permit shall be cause for the Village to initiate hearings to determine whether the subject Special Use should be revoked as well as any applicable business license; and
20. That the synagogue shall post under glass in a conspicuous location within the building, the specific conditions, i.e., the Ordinance itself, under which the Special Use Permit was granted; and, any Special Use Permit which is granted shall be recorded at the Petitioners' expense with the Cook County Recorder of Deeds.

Section 2: That the Petitioner be granted relief from Section 11 of the Skokie Zoning Ordinance to permit 50 off-street parking spaces instead of the 104 parking spaces.

Section 3: That a notice of the enactment of this ordinance incorporating the conditions herein be approved by the owner of the

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property in writing and duly recorded in the office of the Recorder of Deeds for Cook County at the owner's expense.

Section 4: That this ordinance shall be in full force and effect from and after its passage, approval and recordation as provided by law.

ADOPTED this 11th day of November, 1991.

MARLENE WILLIAMS
Village Clerk

Ayes: _____
Nays: _____
Absent: _____

Approved by me this 4th day of
NOVEMBER, 1991.

JACQUELINE B. GORELL
Mayor, Village of Skokie

Attested and filed in my
office this 5th day of
NOVEMBER, 1991.

MARLENE WILLIAMS
Village Clerk

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PARCEL 4:

LOTS 29 TO 34, BOTH INCLUSIVE, TOGETHER WITH THE SOUTH HALF OF THE VACATED ALLEY NORTH OF AND ADJACENT TO SAID LOTS AND THAT PART OF LOT 35 AND ADJACENT VACATED ALLEY LYING WEST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 35, 17.22 FEET EAST OF THE SOUTH-WEST CORNER OF SAID LOT 35; THENCE NORTH TO POINT ON THE NORTH TO THE POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID VACATED ALLEY, 14.02 FEET EAST OF THE WEST LINE OF LOT 35 EXTENDED NORTH TO THE NORTH LINE OF THE SOUTH HALF OF SAID VACATED ALLEY, ALL IN BLOCK 1 IN HARRY A. ROTH AND COMPANY'S TURNER WOODS SUBDIVISION OF LOT 8 IN THE JOHN TURNER'S HEIRS' SUBDIVISION OF THE SOUTH QUARTER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

LOTS 36 TO 39, BOTH INCLUSIVE. TOGETHER WITH THE SOUTH HALF OF THE VACATED ALLEY NORTH OF AND ADJACENT TO SAID LOTS, AND THE PART OF LOT 35 AND ADJACENT VACATED ALLEY, LYING EAST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 35, 17.22 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 35; THENCE NORTH TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID VACATED ALLEY, 14.02 FEET EAST OF THE WEST LINE OF SAID LOT 35 EXTENDED NORTH TO THE NORTH LINE OF THE SOUTH HALF OF SAID VACATED ALLEY, ALSO THAT PART OF LOT 40 AND ADJACENT VACATED ALLEY LYING WEST OF THE FOLLOWING DESCRIBED LINE; BEGINNING AT A POINT ON THE SOUTH LINE OF LOT 40, 15.24 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 40; THENCE NORTH TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID VACATED ALLEY, 13.13 FEET EAST OF THE WEST LINE OF SAID LOT 40 EXTENDED NORTH TO THE NORTH LINE OF THE SOUTH HALF OF SAID VACATED ALLEY, ALL IN BLOCK 1 IN HARRY A ROTH AND COMPANY'S TURNER WOODS SUBDIVISION OF LOT 8 IN THE JOHN TURNER'S HEIRS' SUBDIVISION OF THE SOUTH QUARTER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

LOTS 41 AND 42 AND THAT PART OF THE VACATED ALLEY LYING NORTH OF AND ADJACENT TO SAID LOTS TOGETHER WITH THAT PART OF LOT 40 AND ADJACENT VACATED ALLEY LYING EAST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 40, 16.24 FEET EAST OF THE SOUTHWEST CORNER; THENCE NORTH TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE VACATED ALLEY, 13.13 FEET EAST OF THE WEST LINE OF SAID LOT 40 EXTENDED NORTH TO THE NORTH LINE OF THE SOUTH HALF OF SAID VACATED ALLEY, ALL IN BLOCK 1 IN HARRY A ROTH AND COMPANY'S TURNER WOODS SUBDIVISION OF LOT 8 IN THE JOHN TURNER'S HEIRS' SUBDIVISION OF THE SOUTH QUARTER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 41, NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY
PLAN COMMISSION CASE # 91-15P

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STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, MARLENE WILLIAMS, 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 4th day of November, A.D. 1991 by a vote of 5 AYES 0 NAYS 1 ABSENT; that said Ordinance adopted as aforesaid was deposited and filed in the Office of the Village Clerk of the Village of Skokie on the 5th day of November, A.D. 1991, and was approved by the Mayor of the Village of Skokie on the 4th day of November, A.D. 1991.

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 same.

I DO FURTHER CERTIFY that I am the Keeper of the records, journals, entries and ordinances of the said Village of Skokie.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the corporate seal of the Village of Skokie this 6th day of November, A.D. 1991.

Marlene Williams
Village Clerk of the Village of Skokie,
Cook County, Illinois

(SEAL)

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