

94709316

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NOTICE OF APPROVAL

An ordinance granting a Special Use Permit to establish and operate an electronic and automotive electronic sales and installation establishment at 4730 Dempster Street, Skokie, Illinois in the B-2 Commercial District was approved by the Mayor and Board of Trustees of the Village of Skokie on the 5th day of July, 1994.

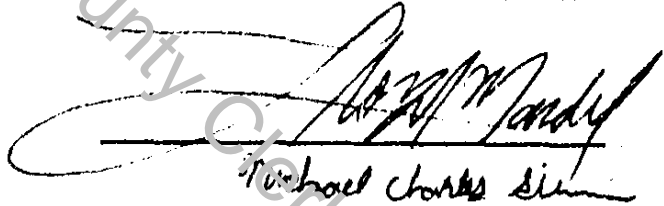
The approval granted is shown on the attached document marked Exhibit "A".

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.

DEPT-01 RECORDING \$31.00
T#8888 TRAN 9725 08/10/94 11.44.00
#0305 # JB #-94-709316
COOK COUNTY RECORDER

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.


Michael Charles Sim

TO: RECORDER OF DEEDS or REGISTRAR OF TITLES:
PLEASE PLACE DOCUMENT AFTER RECORDING IN
VILLAGE OF SKOKIE WILL CALL BOX 429

Plan Commission Case #94-10P
Village Ordinance No. 94-7-2-2437

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31⁰⁰/cm

WILL CALL

BOX #

429

**OFFICIAL BUSINESS
VILLAGE OF SKOKIE**

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Property of Cook County Clerk's Office

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PROPERTY OF COOK COUNTY CLERK'S OFFICE

DATE: _____
BY: _____

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BMM:ss 7/5/94

(94-10P)

THIS ORDINANCE MAY
BE CITED AS

94-7-2-2137

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ESTABLISH AND OPERATE AN ELECTRONIC AND AUTOMOTIVE ELECTRONIC SALES AND INSTALLATION ESTABLISHMENT AT 4730 DEMPSTER STREET, SKOKIE, ILLINOIS IN A B-2 COMMERCIAL DISTRICT

WHEREAS, the owner of the following described real estate:

Lots 11 to 15 and the west 15 feet of Lot 16, in Block 26, in
Krenn and Dato's Devonshire Manor, being a subdivision of
the south half of Section 15, Township 41, North, Range
13, East of the Third Principal Meridian, in Cook County,
Illinois,

P.I.N. 10-15-324, 023, 024, 025, 026, 027, 042

commonly known as 4730 Dempster Street, Skokie, Illinois in a B-2 Commercial
District, petitioned the Skokie Plan Commission for a Special Use Permit to establish
and operate an electronic and automotive electronic sales and installation establish-
ment; 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 be granted, subject to various conditions; and

WHEREAS, the Mayor and Board of Trustees, after public hearing duly held,
concurred in the aforesaid recommendations and findings of fact of the Plan Commission;

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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 an electronic and automotive electronic sales and installation establishment at 4730 Dempster Street in a B-2 Commercial District be granted, subject to each of the conditions set forth below:

1. That the subject use shall be established, maintained and operated in substantial compliance with the Revised Site/Floor/Partial North Elevation dated June 6, 1994.
2. That the hours when electronic equipment may be installed in vehicles is restricted to no earlier than 9:00 A.M. and no later than 6:00 P.M. Monday through Saturday. Equipment shall not be installed on Sundays.
3. That the subject establishment shall be restricted to the sales and installation of electronic equipment. Vehicle repairs, maintenance or other vehicle modifications shall be prohibited.
4. That all installation and repairs of electronic equipment shall be done only indoors on an appointment basis and no customer-owned vehicles shall be stored overnight outside on the site either before or after completion of installation work, except on the south side of the building.
5. That the garage door providing access to the installation bay shall remain closed at all times except to allow the ingress and egress of vehicles.
6. That inasmuch as the Special Use Permit is granted in part on the basis of the subject Auto Accessory Store's mode of operation, and the subject location is inadequate to accommodate a more intensive auto oriented use, any change in ownership from the present operator shall require an additional application for Special Use Permit, including public hearings.
7. That the Petitioner and all tenants of the shopping center shall comply with the provisions of the Sign Ordinance contained in the Skokie Village Code.
8. That a ten (10) foot wide garage door with an integral "man door" shall be provided if a separate exterior door to the service bay cannot be provided.

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9. That the ramp grade to the service bay shall not exceed 6%.
10. That the handicapped parking space shall be 16 feet in width and be included in the Village's Private Property Handicapped Parking Space Maintenance Program.
11. That all site landscaping shall be maintained in a live and thriving state as indicated on the Site Plan, dated June 6, 1994. All dead landscaping shall be replaced.
12. That the shopping center enter sign shall be repaired.
13. That customer vehicles shall only be driven into and out of the service bay by an employee of the business.
14. That a trash corral shall be provided which allows no direct visual access to the public and constructed of chainlink fence with plastic inserts, and be located to provide adequate site distance down the alley, and that all trash and dumpsters shall be stored within the building or within the enclosed trash area.
15. That no cars, vans, trucks, boats, or other vehicles displaying "For Sale" signs shall be parked at the subject site.
16. That the storage of boats, trailers, recreational vehicles, and other vehicles at the subject site shall be specifically prohibited.
17. That no commercial vehicles other than those owned by businesses at the shopping center, shall be parked at the site.
18. That all building, parking lot and exterior parking lot lighting shall be full cut-off design and shall be subject to the approval of the Village Traffic Engineer. 94709316
19. That failure to abide by any and all terms of the Special Use Permit shall be cause for the Village to initiate public hearings to determine whether the subject Special Use Permit should be revoked, as well as any applicable business license.
20. That the owner or manager of the subject use shall post under glass in a conspicuous location, the specific conditions i.e., the Ordinance itself, under which the Special Use Permit was granted.

Section 2: That a notice of the enactment of this Ordinance incorporating the

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conditions contained herein be approved by the owner of the property in writing and duly recorded in the office of the Recorder of Deeds for Cook County at the owner's expense.

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

ADOPTED this 5th day of July, 1994.

MARLENE WILLIAMS
Village Clerk

Ayes: 6
Nays: 0
Absent: 1

Approved by me this 5th day of JULY, 1994

GEORGE VANDUSEN
Mayor, Village of Skokie
Pro Tem

Attested and filed in my office this 5th day of JULY, 1994.

MARLENE WILLIAMS
Village Clerk

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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 5th
day of July, A.D. 1994, by a vote of 6 AYES 0
NAYS 1 ABSENT, that said ordinance, adopted as aforesaid
was deposited and filed in the Office of the Village of Skokie
on the 6th day of July, A.D. 1994, and was approved
by the Mayor and the Village of Skokie on the 5th day of
July, A.D. 1994.

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
journal, 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 July A.D. 1994.

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

(SEAL)