

DEPT-01 RECORDING 139.00
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COOK COUNTY RECORDER

ORDINANCE NO. 97-38

AN ORDINANCE APPROVING
MODIFICATIONS TO SPECIAL PERMIT,
VARIATION, AND SITE PLAN APPROVAL
FOR 1885 SHERMER ROAD
(FAMILY DOCTORS OF NORTHBROOK)

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97550002

Passed by the Board of Trustees, June 24, 1997

Printed and Published, June 25, 1997

Printed and Published in Pamphlet Form
by Authority of the
President and Board of Trustees

VILLAGE OF NORTHBROOK
COOK COUNTY, ILLINOIS

BOX 337

I hereby certify that this document
was properly published on the date
stated above.

I hereby certify that this is a true and correct copy of the
original.

/s/ Lona N. Louis
Village Clerk

7/17/97 Lona N. Louis
Date Village Clerk

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ORDINANCE NO. 97-38

BE IT ORDAINED by the President and Board of Trustees of the Village of Northbrook, County of Cook and State of Illinois THAT:

AN ORDINANCE APPROVING
MODIFICATIONS TO SPECIAL PERMIT,
VARIATION, AND SITE PLAN APPROVAL
FOR 1885 SHERMER ROAD
(FAMILY DOCTORS OF NORTHBROOK)

be and is hereby adopted as follows:

Section 1. BACKGROUND.

Ordinance No. 97-13 granted a special permit, variation, and site plan approval for the construction and operation of a medical office facility (the "Facility") on the property commonly known as 1885 Shermer Road and legally described in Exhibit A to this Ordinance (the "Subject Property") to Family Doctors of Northbrook, P.C. ("Family Doctors"), an Illinois professional service corporation, the contract purchaser of the Subject Property and operator of the Facility and designated as the "Applicant" in Ordinance No. 97-13. Family Doctors now seeks the approval of (i) the modification of the definition of the "Applicant" to include 1885 Shermer Road, L.L.C., an Illinois limited liability company, which entity will hold legal title to the Subject Property and (ii) the modification of the Site Plan, Floor Plan, and Elevations approved in Ordinance No. 97-13. The members of 1885 Shermer Road, L.L.C. have represented to the Board of Trustees that they have examined Ordinance No. 97-13, including all exhibits thereto, and desire to be subject to and comply with all of its terms, conditions, provisions, and agreements.

Section 2. APPROVAL OF ADDITIONAL APPLICANT.

Pursuant to Section 10 of Ordinance No. 97-13, the privileges, obligations, and provisions of said Ordinance are hereby transferred from Family Doctors, as Applicant, contract purchaser of the Subject Property, and operator of the Facility to the following entities, which shall jointly be deemed to be the "Applicant" for all purposes under Ordinance No. 97-13 and this Ordinance: 1885 Shermer Road, L.L.C., as legal title owner of the Subject Property and Family Doctors, as operator of the Facility.

Section 3. APPROVAL OF PLAN MODIFICATIONS.

Pursuant to Section 9 of Ordinance No. 97-13, the Site Plan, Floor Plan, and Elevations approved in and attached to said Ordinance as Exhibit C are hereby replaced by the following modified plans, each dated June 2, 1997 and prepared by Fred Polito, Architect:

- A. Site Plan, Sheet No. 1a, attached to and made a part of this Ordinance as Exhibit B; and
- B. First Floor Plan, Sheet No. 2a, attached to and made a part of this Ordinance as Exhibit C; and

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- C. East Elevation, West Elevation, South Elevation, and North Elevation, Sheet Nos. 3a, 4a, 5a, and 6a, respectively, attached to and made a part of this Ordinance as Exhibit D.

All other plans attached to and made a part of Ordinance No. 97-13 that must be modified to comply with and conform to Exhibits B, C, and D to this Ordinance shall be submitted for review by, and obtain approval from, the Village Manager prior to issuance of building permits.

Section 4. EFFECTIVE DATE.

This Ordinance shall be effective only upon the occurrence of the following events:

- A. Passage by the Board of Trustees of the Village of Northbrook by a majority vote in the manner required by law;
- B. Publication in pamphlet form in the manner required by law; and
- C. Submission to the Village Clerk of proof, satisfactory to the Village Attorney, that 1885 Shermer Road, L.L.C. has obtained fee simple ownership of the Subject Property.

PASSED: This 24th day of June, 1997.

AYES: (4) Trustees Jaeger, Karagianis, Buehler and Donewald

NAYS: (0)

ABSENT: (2) Trustees Frum and Meek

ABSTAIN: (0)

/s/ Mark W. Damico

Village President

ATTEST:

/s/ Lona N. Louis
Village Clerk

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EXHIBIT A

Legal Description of the Subject Property

THAT PART OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, COMMENCING AT THE CENTER OF SHERMER AVENUE, SAID POINT BEING THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION, 2,052.08 FEET SOUTH OF THE NORTH LINE OF SECTION 15; THENCE EAST PARALLEL TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 15, 330.00 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF THE NORTHWEST 1/4 132.00 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF THE NORTHWEST 1/4 330.00 FEET TO THE CENTER OF SHERMER AVENUE, THENCE NORTH 132.00 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS. EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL: THE WEST 50.00 FEET OF THE SOUTH 132.00 FEET OF THE NORTH 2184.08 FEET OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 1295 Shermer Road, Northbrook, Illinois

P.R.E.I. No.: 04-15-100-015-0000

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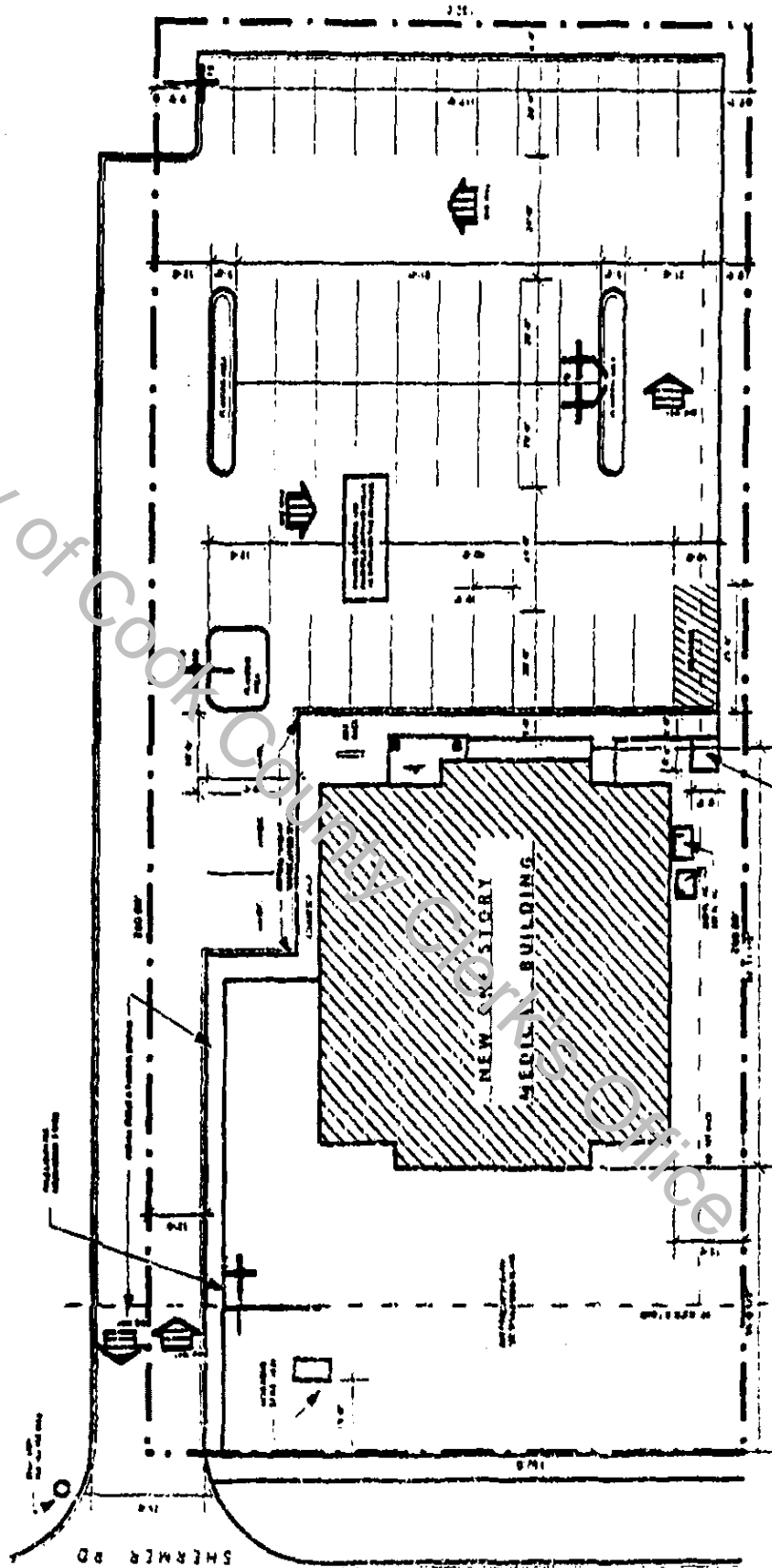
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JUN 13 1997

DEPT. OF DEVELOPMENT

10/2/97
1a
of 6

Property of Cook County Planning Office



Fred Polito Architect
Northbrook, IL

NEW MEDICAL FACILITY for
The Family Doctors of Northbrook
1885 Shermer Road

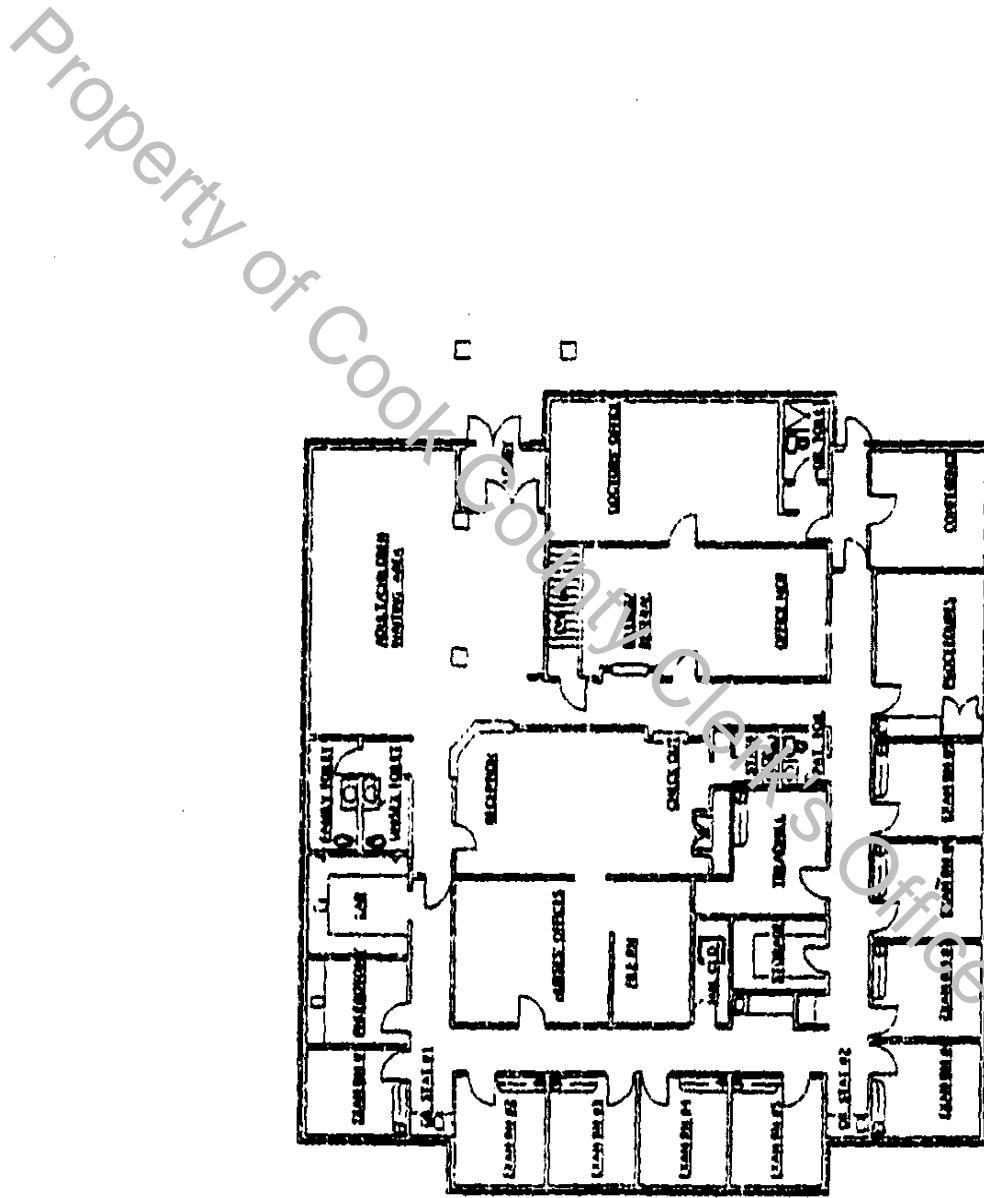


SITE PLAN
SCALE: 1" = 30'

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FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"

NEW MEDICAL FACILITY for
The Family Doctors of Northbrook
1885 Shetler Road

Fred Polito, Architect
Northbrook, Ill.

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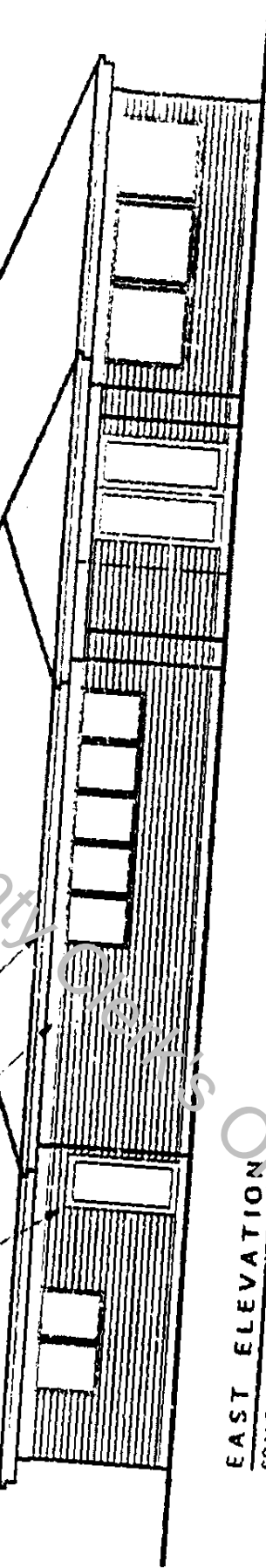
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340# ASPHALT SHINGLE

5" ALUM. GUTTER ON 1x10 ALUM FASCIA

1x10 ALUM FREEZE BU

FACE BRICK



EAST ELEVATION

SCALE: 1/8" = 1'-0"

NRW MEDICAL FACILITY for
The Family Doctors of Northbrook
1885 Shermer Road

Fred Pollio Architects
Northbrook, IL

12/2/97
3a
of 4

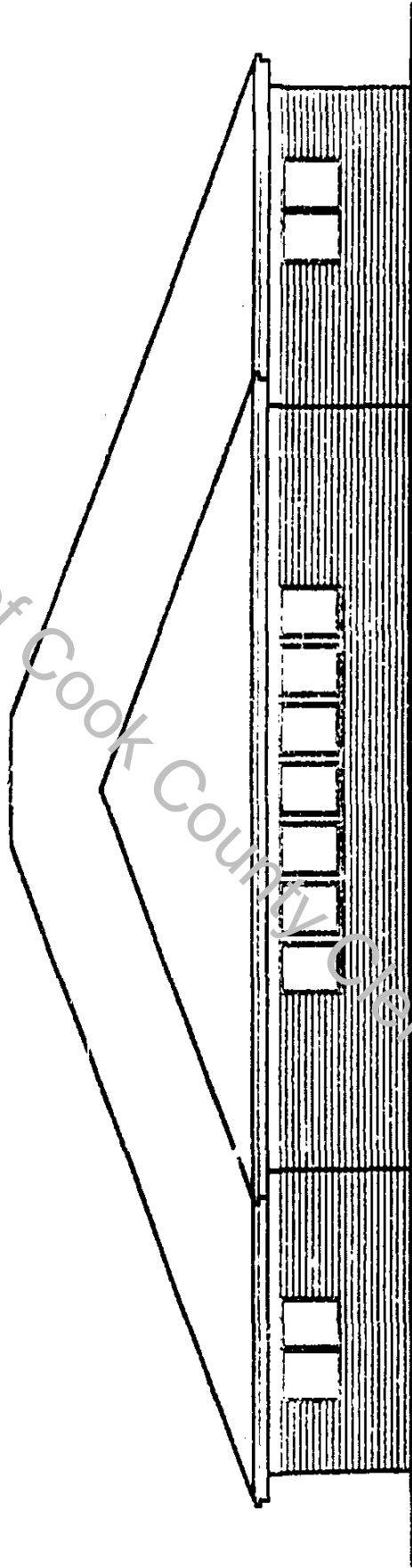
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WEST ELEVATION
SCALE: 1/8" = 1'-0"

NEW MEDICAL FACILITY for The Family Doctors of Northbrook 1685 Sherman Road	Fred Polito, Architect Northbrook, IL	6/2/97 4a of 6
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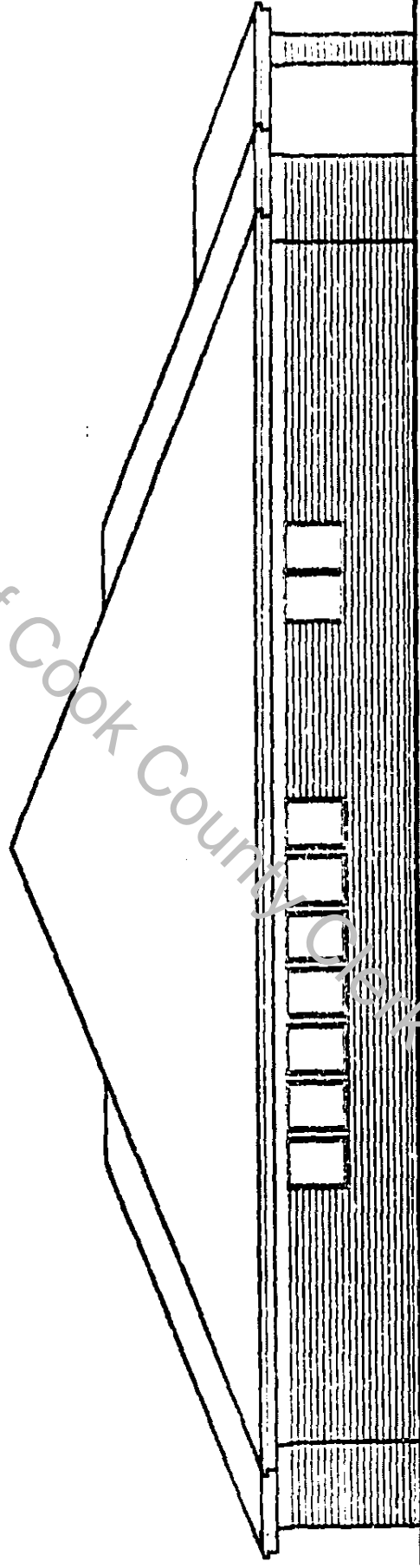


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SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

NEW MEDICAL FACILITY for The Family Doctors of Northbrook 1885 Shermer Road	Fred Palito Architect Northbrook, Il.	67-07 5a of 6
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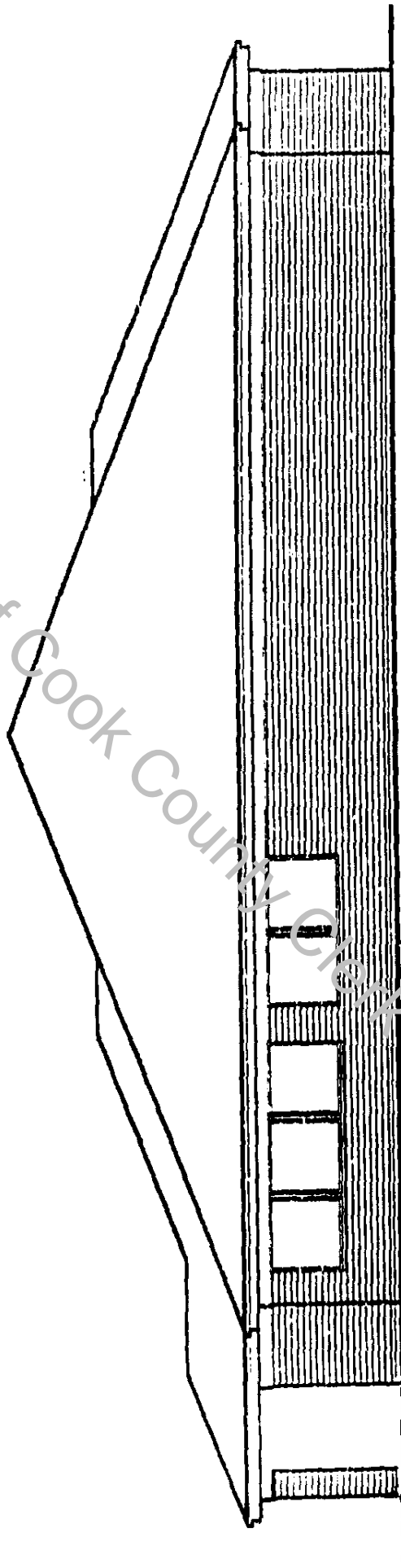
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NORTH ELEVATION

SCALE: 1/8" = 1'-0"

NEW MEDICAL FACILITY for The Family Practice of Northbrook 1885 Sherman Road	Fred Palito Architect Northbrook, IL	6/2/97 6a of 6
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