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02/05/97
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NOTICE OF APPROVAL

An Ordinance granting site plan approval for the existing office development and the establishment and operation of a medical facility as part of the planned development at 5401 Old Orchard Road, Skokie, Illinois in the O-R Office Research District was approved by the Board of Trustees of the Village of Skokie on the 6th day of January, 1997.

The approval granted is shown on the document attached hereto, marked Exhibit "A" and hereby made a part of this notice.

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 SATISFIED.

OWNER'S CERTIFICATION

The undersigned, being the owner(s) of the real estate indicated above and legally described on Exhibit "A" attached hereto, or the duly authorized representative of the owner(s), certify(ies) that such Notice is true and correct and accepts and approves all of the provisions and conditions set forth Exhibit "A", attached hereto.

Dated this 6th day of JANUARY, 1997.

WILL CALL

COOK COUNTY
RECORDER

Heidi J. Novak Attest Clerk
Signature

CALL BOX # 429

JESSE WHITE
SKOKIE OFFICE

HEIDI J. NOVAK
Print name

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

Plan Commission Case Number 96-18p
Village Ordinance Number 97-1-Z-2650

OFFICIAL BUSINESS
VILLAGE OF SKOKIE

pd

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BMM:ky
96-18p

THIS ORDINANCE MAY BE CITED AS
VILLAGE ORDINANCE NUMBER

97-1-Z-2650

1 **AN ORDINANCE GRANTING SITE PLAN APPROVAL FOR THE**
2 **EXISTING OFFICE DEVELOPMENT AND THE ESTABLISHMENT**
3 **AND OPERATION OF A MEDICAL FACILITY AS PART OF THE**
4 **PLANNED DEVELOPMENT AT 5401 OLD ORCHARD ROAD,**
5 **SKOKIE, ILLINOIS IN THE O-R OFFICE RESEARCH DISTRICT**

6 **WHEREAS,** the owner of the following described real estate:

7 **PARCEL 1.**

8 **THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP**
9 **41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,**
10 **ILLINOIS DESCRIBED AS FOLLOWS:**

11 **COMMENCING AT A POINT IN THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF**
12 **927.30 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE WEST 1304.16 FEET**
13 **MORE OR LESS TO A POINT 16.5 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST 1/4;**
14 **THENCE NORTH PARALLEL TO AND ALONG A LINE 16.5 FEET EAST OF THE WEST LINE OF**
15 **SAID SOUTHEAST 1/4, A DISTANCE OF 391.38 FEET MORE OR LESS TO THE NORTH LINE**
16 **OF SAID SOUTHEAST 1/4; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4**
17 **A DISTANCE OF 1314 FEET MORE OR LESS TO THE EAST LINE OF SAID SOUTHEAST 1/4;**
18 **THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 392.72**
19 **FEET MORE OR LESS TO THE POINT OF BEGINNING (EXCEPTING THEREFROM A STRIP OF**
20 **LAND 100 FEET WIDE CONVEYED BY SAMUEL MEYER AND WIFE TO THE CHICAGO**
21 **NORTHERN RAILWAY COMPANY BY WARRANTY DEED RECORDED JANUARY 9, 1903 AS**
22 **DOCUMENT NO. 33-0531 A MAP WHICH WAS RECORDED JANUARY 23, 1904 AS DOCUMENT**
23 **NO. 3492598; ALSO EXCEPTING THEREFROM A STRIP OF LAND 135 FEET WIDE LYING**
24 **EASTERLY OF AND ADJOINING THE EASTERLY RIGHT-OF-WAY LINE OF THE 100 FOOT**
25 **STRIP OF LAND ABOVE DESCRIBED; ALSO EXCEPTING THEREFROM THAT PART OF SAID**
26 **PREMISES TAKEN FOR EDENS HIGHWAY, ALSO EXCEPTING THAT PART OF THE**
27 **FOREGOING TRACT LYING EASTERLY OF EDENS HIGHWAY AFORESAID.)**

28 **PARCEL 2:**

29 **THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 (EXCEPT THE NORTH 50 FEET**
30 **THEREOF WHICH LIES WITHIN HARRISON STREET) OF SECTION 9, TOWNSHIP 41 NORTH,**
31 **RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WEST OF THE WESTERLY LINE**
32 **OF THE 100 FEET RIGHT-OF-WAY OF CHICAGO AND NORTH WESTERN RAILWAY, IN COOK**
33 **COUNTY, ILLINOIS.**

34 **EXCLUDING: THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF FRACTIONAL**
35 **SECTION 9, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,**
36 **BOUNDED AND DESCRIBED AS FOLLOWS:**

37 **BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST**
38 **1/4 OF SAID FRACTIONAL SECTION 9, WITH THE EASTERLY LINE OF THE 100 FOOT RIGHT-**

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1 OF-WAY OF THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY AS DESCRIBED IN
2 PARCEL 5 OF WARRANTY DEED RECORDED ON SEPTEMBER 30, 1971 AS DOCUMENT NO.
3 21648312; THENCE SOUTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A
4 POINT THAT IS 51.5 FEET SOUTH OF SAID NORTH LINE (AS MEASURED ON A LINE DRAWN
5 RIGHT ANGLES TO SAID NORTH LINE); THENCE NORTHWESTERLY TO A POINT ON THE
6 WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 9
7 AFORESAID, SAID POINT BEING 39.7463 FEET SOUTH OF THE NORTH LINE OF SAID EAST
8 HALF (AS MEASURED ALONG SAID WEST LINE), THENCE NORTH ALONG SAID WEST LINE
9 TO THE NORTH LINE OF SAID EAST 1/2; THENCE EAST ALONG SAID NORTH LINE TO THE
10 PLACE OF BEGINNING, (EXCEPTING THEREFROM THAT PART FALLING IN OLD ORCHARD
11 ROAD ALSO KNOWN AS HARRISON STREET)

12 PARCEL 3:
13 THE WEST 1 ROD OF THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF
14 SECTION 9, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN,
15 IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

16 COMMENCING AT A POINT IN THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF
17 927.30 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE WEST 1320.66 FEET
18 MORE OR LESS TO THE WEST LINE OF SAID SOUTHEAST 1/4; THENCE NORTH ALONG THE
19 WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 391.38 FEET, MORE OR LESS, TO THE
20 NORTH LINE OF SAID SOUTHEAST 1/4; THENCE EAST ALONG THE NORTH LINE OF SAID
21 SOUTHEAST 1/4, A DISTANCE OF 1320.00 FEET, MORE OR LESS, TO THE EAST LINE OF SAID
22 SOUTHEAST 1/4, THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, A
23 DISTANCE OF 302.72 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN COOK
24 COUNTY, ILLINOIS.

25 PINS: 10-09-301-001-0000; 10-09-304-010-0000; 10-09-312-009-0000;
26 10-09-312-010-0000; 10-09-312-014-0000

27 commonly known as 5401 Old Orchard Road, Skokie, Illinois in the O-R Office Research
28 District, petitioned the Skokie Plan Commission for Site Plan Approval for the existing office
29 development and the establishment and operation of a medical facility as part of the planned
30 development and for relief from the Zoning Ordinance to allow off-street parking within 50 feet
31 of the east and west property lines and relief from the Sign Code to allow directional signs
32 that exceed four square feet with a maximum dimension of 38 inches; and

33 **WHEREAS**, the Plan Commission, after public hearing duly held, made appropriate
34 findings of fact as required under Section 13.4.5.5 of the Skokie Zoning Ordinance and
35 recommended that the requested Site Plan Approval and relief be granted subject to various
36 conditions; and

37 **WHEREAS**, the Mayor and Board of Trustees, after a public meeting duly held,
38 concurred in the aforesaid recommendations and findings of fact of the Plan Commission with
39 the additional requirements that the petitioner/developer be responsible for the installation of
40 a public sidewalk along Old Orchard Road for the entire length of the development;

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

3 **Section 1:** That the Site Plan Approval requested by the petitioner for the existing
4 office development and for the establishment and operation of a medical facility building used
5 exclusively for medical offices and ambulatory treatment clinics as part of the planned
6 development at 5401 Old Orchard Road, Skokie, Illinois in the O-R Office Research District
7 is hereby granted and approved subject to each of the conditions set forth below:

- 8 1. That all site improvements shall be constructed, maintained and
9 operated in substantial compliance with the Revised Overall Site Plan,
10 dated November 21, 1996, and the Revised Partial Site Plan (North),
11 dated November 21, 1996;
- 12 2. That all landscaping shall be planted and maintained in substantial
13 compliance with the Overall Site Landscape Plan, dated November 13,
14 1996, and the Revised Partial Landscape Plan (North), dated November
15 13, 1996;
- 16 3. That Building "A" and the medical facility building to be operated by
17 North Suburban Clinic shall be maintained and operated in substantial
18 compliance with the Building Floor Plans and Building Elevations, dated
19 August 27, 1996 and October 28, 1996;
- 20 4. That the net floor area of 243,500 square feet shall not be exceeded for
21 the subject development without a modification to the Site Plan
22 Approval Ordinance;
- 23 5. That appropriate trimming of branches and surface improvements,
24 subject to the approval of the Municipal and Traffic Engineering
25 Divisions, shall be made to the deteriorated portions of existing Long
26 Avenue to provide a safe travelway for the public. The Petitioners, who
27 have easement rights, shall contact the property owners to the south of
28 the subject site to make necessary improvements to Long Avenue;
- 29 6. The developer shall provide for provide 100% of the cost of the
30 roadway improvements required for their access to the site. In addition,
31 the developer shall pay an appropriate portion of the cost for planned
32 future improvements to adjacent roadways and intersections in lieu of
33 performing work that is not feasible at the time of site development. A
34 future traffic signal with associated intersection improvements will be
35 warranted at the intersections of Long Avenue/Golf Road and Long
36 Avenue/Old Orchard Road and this site will contribute vehicles toward
37 the meeting of these traffic signal warrants. This shall occur with the
38 final development phase of the site and/or as adjacent development
39 occurs, but no later than five (5) years from the passage of this Site
40 Plan Approval Ordinance. As a result, the developer shall agree to a
41 monetary contribution for these future needed improvements in the
42 percentage amount of traffic generated by the development at each

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- 1 intersect on as compared to the total traffic for the traffic signal analysis
2 period and warrant factor multiplied by the cost of the improvement;
- 3 7. That as Long Avenue is eventually to be a public collector street
4 between Golf Road and Old Orchard Road, a public access easement
5 shall be identified and recorded at this point in time. When final
6 development of the site and/or adjacent development occurs, but no
7 later than five (5) years from the passage of this Site Plan Approval
8 Ordinance, the dedication and final determination of placement shall be
9 made and construction may follow. The developer shall pay an
10 appropriate portion of the cost of this future street in lieu of performing
11 the work that is not feasible at this time. The developer shall agree
12 now to the future contribution of funds for the construction of the
13 roadway based on the percentage amount of traffic generated on the
14 street by the development as compared to the total traffic on the street
15 or average for a collector street, whichever ever is applicable, multiplied by
16 the cost of the roadway;
- 17 8. Water detention shall be provided for the parking lots associated with
18 Building "A" indicated on the Petitioners' Partial Site Plan. All existing
19 parking lots must be improved to provide maximum feasible on-site
20 stormwater detention. These lots must be upgraded within one (1) year
21 of the existing development, excluding Buildings "A" and "H", reaching
22 thirty-five (35%) percent occupancy;
- 23 9. That the developer shall bring the entire site in compliance with any and
24 all water detention requirements if and when any additional buildings
25 are constructed on the site.
- 26 10. That the developer shall be responsible at its sole cost, for the
27 establishment, installation and construction of a public sidewalk along
28 the entire length of the planned development's Old Orchard Road
29 frontage. Further, the developer and/or its contractor shall provide the
30 Village of Skokie with a certificate of insurance naming the Village of
31 Skokie as an additional insured for any and all claims related to the
32 establishment, installation or construction of said sidewalk. The
33 developer shall hold the Village harmless and indemnify the Village for
34 any and all claims for property damage or personal injury related to the
35 establishment, installation or construction of said sidewalk.
- 36 11. That the main parking lot, south of the existing buildings, shall be
37 landscaped with trees, per the requirement of the Zoning Ordinance, at
38 the time water detention is provided;
- 39 12. That all fire lanes shall be maintained around buildings. Any change in
40 the fire lanes or building exiting patterns shall be subject to the approval
41 of the Fire Department;
- 42 13. That the ground sign and directional signage for the site, and all
43 signage for the North Suburban Clinic shall be in compliance with the
44 sign package, dated September 16, 1996 endorsed by the Appearance
45 Commission at its September 25, 1996 meeting;

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- 1 14. That all site landscaping shall be reviewed and approved by the
2 Appearance Commission prior to a hearing of the subject case before
3 the Board of Trustees;
- 4 15. That all ground signs over thirty (30) inches in height shall be located
5 at least five (5) feet from a driveway or public thorough fare intersection
6 for the first fifteen (15) feet in either direction from any vehicular access
7 drive or public thoroughfare;
- 8 16. That all trash storage for the medical center shall be located inside the
9 building as no exterior trash collection area is indicated on the site plan;
- 10 17. That all overhead utilities serving the site shall be placed underground;
- 11 18. That all off-street parking spaces shall be legibly striped and
12 maintained;
- 13 19. That an appropriate number of handicapped parking spaces shall be
14 provided, subject to review and approval by the Village Traffic Engineer,
15 based on the size of the lot to be reviewed for placement and
16 handicapped ramps to be shown. All handicapped parking spaces shall
17 be placed in the Village's Handicapped Parking Space Maintenance
18 Program;
- 19 20. That all parking areas and internal driveways shall be lighted, subject
20 to the review and approval of the Skokie Traffic Engineer; and, that all
21 exterior site lighting shall be full cut-off design;
- 22 21. That as a portion of the off-street parking for the medical clinic is
23 located in the main parking lot on the south end of the site, clinic
24 employees should be encouraged to park in this lot;
- 25 22. That all landscaping shall be maintained to a height of thirty (30) inches
26 for a distance of fifteen (15) feet from any vehicular access point into
27 or out of the development in order to provide for adequate sight
28 distance;
- 29 23. That the Petitioners shall sign an "Agreement for Installation and
30 Maintenance of Landscaping" to assure that the landscaping is
31 completed and maintained in accordance with the final approved
32 landscape plan. This agreement shall be recorded at the Petitioners
33 expense with the Cook County Recorder of Deeds;
- 34 24. That any additional signage or landscaping shall be subject to the
35 review and approval of the Skokie Appearance Commission;
- 36 25. That all applicable handicapped accessibility standards be met;
- 37 26. That all Federal, State, and Village Codes, Ordinances, and
38 Regulations are met;
- 39 27. That failure to comply with any and all terms of the Site Plan Approval
40 Ordinance, shall be cause for the Village to initiate hearings to
41 determine whether the subject Site Plan Approval should be revoked,
42 as well as any applicable licenses; and,

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1 **Section 2:** That the Petitioner is hereby granted relief from Section 10.5.11 of the
2 Skokie Zoning Ordinance to allow the location of off-street parking within 50 feet of the east
3 and west property lines of the site. Upon the completion of the reconstruction of Long
4 Avenue as a collector street, parking in the west property line setback area shall be
5 eliminated.

6 **Section 3:** That the Petitioner is hereby granted relief from Section 31.143.13 of
7 the Skokie Village Code to allow directional signs that exceed four square feet with a
8 maximum dimension of 38 inches in one direction.

9 **Section 4:** That a notice of the enactment of this Ordinance incorporating the
10 conditions herein be approved by the owner of the property in writing and duly recorded in
11 the office of the Recorder of Deeds for Cook County at the owner's expense.

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

14 ADOPTED this 6th day of January, 1997.

15 Madlene Williams

16 Village Clerk

17 Ayes: 7
18 Nays: 0
19 Absent: 0

20 Approved by me this 6th day of
21 January, 1997.

22 Jacqueline D. D'Amico

23 Mayor, Village of Skokie

24 Attested and filed in my
25 office this 7th day of
26 January, 1997.

27 Madlene Williams
28 Village Clerk

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STATE OF ILLINOIS)

) SS

COUNTY OF C O O K)

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 6th day of January, A.D. 1997, by a vote of 7 AYES 0 NAYS 0 ABSENT; that said ordinance, adopted as aforesaid was deposited and filed in the Office of the Village of Skokie on the 7th day of January, A.D. 1997, and was approved by the Mayor and the Village of Skokie on the 6th day of January, A.D. 1997.

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 7th day of January A.D. 1997.

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

(SEAL)

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