

12:33
33:00
12:17
JULIA MC#
RECORDING #
97325991 #
9014 MC#

97325991

WILL CALL

BOX # 429

NOTICE OF APPROVAL

An ordinance granting a special use permit to establish and operate a retail establishment with the sale of packaged liquor goods at 9454 Skokie Boulevard, Skokie, Illinois in a B-2 Commercial District was approved by the Board of Trustees of the Village of Skokie on the 3rd day of March, 1997.

The approval granted is shown on the document attached hereto, marked Exhibit "1" and hereby made a part of this notice.

IMPORTANT: THE ABOVE PROVISIONS ARE CONDITIONED UPON THE OWNERS' CERTIFICATION AND THE PAYMENT OF \$10.00 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 described above and legally described on Exhibit "1" 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 "1", attached hereto.

Dated this 5th day of March, 1997.

Douglas D. Kiehn, Agent
Signature

Douglas D. Kiehn
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 96-20p
Village Ordinance Number 97-041-2659

**OFFICIAL BUSINESS
VILLAGE OF SKOKIE**

BOX # 429

33 ⁰⁰/₁₀₀ *[Signature]*

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2024/10/13

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PARCEL 2.

1
2
3 THAT PART OF THE NORTH EAST 1/4 OF SECTION 16, TOWNSHIP
4 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN
5 DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE
6 EAST LINE OF THE NORTH EAST 1/4 OF SAID SECTION 16, 10.0
7 CHAINS SOUTH OF THE NORTH EAST CORNER THEREOF. THENCE
8 SOUTH ALONG THE EAST LINE OF SAID NORTH EAST 1/4, 20.18
9 CHAINS TO THE CENTER LINE OF GROSS POINT ROAD; THENCE
10 SOUTH 45 DEGREES WEST ALONG THE CENTER LINE OF SAID
11 ROAD, 3.74 CHAINS; THENCE NORTH 28 DEGREES WEST ALONG A
12 LINE HEREINAFTER REFERRED TO AS LINE "A" (SAID LINE "A"
13 WHEN EXTENDED NORTHWESTERLY 23.77 CHAINS, INTERSECTS
14 THE SOUTH LINE OF THE NORTH 10 CHAINS OF THE NORTH EAST
15 1/4 OF SAID SECTION 16 AT A POINT ON SAID SOUTH LINE, 14.4
16 CHAINS, AS MEASURED ALONG SAID SOUTH LINE, WEST OF THE
17 AFOREMENTIONED POINT OF COMMENCEMENT) TO AN
18 INTERSECTION WITH A LINE 373.0 FEET, AS MEASURED AT RIGHT
19 ANGLES, SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE
20 SOUTH 1/2 OF THE NORTH EAST 1/4 OF THE NORTH EAST 1/4 OF
21 SAID SECTION 16, SAID INTERSECTION BEING THE POINT OF
22 BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE
23 CONTINUING NORTH 27 DEGREES WEST ALONG THE HEREIN
24 DESCRIBED LINE "A", 62.17 FEET TO AN INTERSECTION WITH A
25 LINE 318.0 FEET, AS MEASURED AT RIGHT ANGLES, SOUTH OF AND
26 PARALLEL WITH THE SOUTH LINE OF THE NORTH 10 CHAINS OF
27 THE NORTH EAST 1/4 OF SAID SECTION 16; THENCE WESTERLY
28 ALONG SAID LAST DESCRIBED PARALLEL LINE, 93.48 FEET TO AN
29 INTERSECTION WITH A LINE DRAWN PERPENDICULAR TO THE
30 SOUTH LINE OF THE NORTH 10 CHAINS OF THE NORTH EAST 1/4
31 OF SAID SECTION 16 FROM A POINT ON SAID LINE 71.12 FEET
32 EAST OF THE INTERSECTION OF SAID LINE WITH THE
33 NORTHWESTERLY EXTENSION OF THE HEREIN DESCRIBED LINE
34 "A", 180.60 FEET TO AN INTERSECTION WITH THE
35 NORTHWESTERLY EXTENSION OF THE HEREIN DESCRIBED LINE
36 "A"; THENCE NORTHERLY ALONG A LINE PERPENDICULAR TO THE
37 NORTH LINE OF THE NORTH EAST 1/4 OF SAID SECTION 16 AND
38 DRAWN THROUGH A POINT ON A LINE 33.0 FEET SOUTH OF AND
39 PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE
40 NORTH EAST 1/4 OF THE NORTH EAST 1/4 OF SAID SECTION 16,
41 SAID POINT BEING 53.98 FEET EAST OF THE INTERSECTION OF
42 SAID LAST DESCRIBED PARALLEL LINE WITH THE HEREIN
43 DESCRIBED LINE "A", 104.26 FEET (DEED 104.32 FEET) TO THE
44 AFOREMENTIONED POINT ON SAID LAST DESCRIBED PARALLEL
45 LINE; THENCE EASTERLY ALONG SAID LAST DESCRIBED PARALLEL
46 LINE, 0.01 FEET TO AN INTERSECTION WITH A LINE 879.25 FEET
47 WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTH
48 EAST 1/4 OF SAID SECTION 16; THENCE NORTHERLY ALONG SAID
49 LAST DESCRIBED PARALLEL LINE, 0.14 FEET TO AN INTERSECTION

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1 WITH THE SOUTH LINE OF THE NORTH 693.0 FEET OF THE NORTH
2 EAST 1/4 OF SAID SECTION 16; THENCE EASTERLY ALONG SAID
3 LAST DESCRIBED LINE BEING ALSO THE SOUTH LINE OF FOSTER
4 STREET AS DEDICATED BY PLAT RECORDED MAY 15, 1969 AS
5 DOCUMENT NO. 20842487, 639.25 FEET TO THE WEST LINE OF THE
6 EAST 240.0 FEET OF THE NORTH EAST 1/4 OF SAID SECTION 16;
7 THENCE SOUTHERLY ALONG SAID LAST DESCRIBED LINE, 340.30
8 FEET TO THE SOUTH LINE OF THE NORTH 373.0 FEET OF THE
9 SOUTH 1/2 OF THE NORTH EAST 1/4 OF THE NORTH EAST 1/4 OF
10 SAID SECTION 16; THENCE WESTERLY ALONG SAID LAST
11 DESCRIBED LINE, 517.03 FEET TO THE PLACE OF BEGINNING, ALL
12 IN COOK COUNTY, ILLINOIS.

13
14 PERMANENT INDEX NUMBERS. 10-16-204-013
15 10-16-222-024
16 10-16-222-025
17

18 more commonly known as Fashion Square Shopping Center, Skokie, Illinois, petitioned the
19 Skokie Plan Commission for a Special Use Permit to establish and operate a retail
20 establishment with the sale of packaged liquor goods within the shopping center at 9454
21 Skokie Boulevard; and

22 WHEREAS, the Plan Commission, after public hearing duly held, made appropriate
23 findings of fact as required under Section 13.3.2. of the Skokie Zoning Ordinance and
24 recommended to the Mayor and Board of Trustees that the requested Special Use Permit be
25 granted subject to various conditions; and

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

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

30 **Section 1:** That the Special Use Permit requested by the petitioner to establish and
31 operate a retail establishment with the sale of packaged liquor goods within the shopping
32 center legally described above at 9454 Skokie Boulevard, Skokie, Illinois in a B-2 Commercial
33 District is hereby granted and approved subject to each of the conditions set forth below:

- 34
35 1. That the construction and operation of the retail establishment with the sale
36 of packaged liquor goods shall be in substantial compliance with the Site
37 Plan dated May 8, 1984, and the Floor Plan dated October 8, 1986;

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- 1 2. That the hours of the sale of liquor shall be in accordance with all State
2 and local laws and shall not be extended beyond 9:00 a.m. to 9:00 p.m.
3 Monday through Saturday and 10:00 a.m. to 7:00 p.m. Sundays;
- 4 3. That inasmuch as the Special Use Permit is granted in part on the basis
5 of the subject establishment's operating pattern and limited liquor sales,
6 any change in the business ownership or operator of the liquor sales from
7 Cost Plus World Market shall cause the subject Special Use Permit to
8 cease;
- 9 4. That landscaping in the shopping center shall be maintained and all dead
10 landscaping shall be replaced.
- 11 5. That all Skokie Health Codes and Requirements shall be met;
- 12 6. That detailed plans showing all food service equipment, plumbing, electrical
13 and finishes shall be submitted to the Health Department;
- 14 7. That if open food is offered for sale (e.g. bulk foods, coffee, soft drinks,
15 etc.) over an approved three-compartment sink with open site drain is
16 needed;
- 17 8. That the floor areas in the food storage and display area must be smooth
18 and easily cleanable;
- 19 9. That the facility must be supplied with a janitorial sink for cleaning and
20 storage of maintenance equipment;
- 21 10. That if handling of raw foods or ready-to-eat foods is done on site, then a
22 separate hand washing sink will be required;
- 23 11. That the subject store shall be allowed to operate as a food establishment,
24 as defined in the Amended Zoning Ordinance. The establishment of a
25 restaurant of any type in the store is prohibited;
- 26 12. That an approved garbage corral (area) shall be provided for all waste
27 materials generated by the store. This enclosure shall be six (6) feet high
28 and be constructed of chain link fencing with privacy slats. If open foods
29 sales or any food preparation are conducted in the store the corral shall be
30 equipped with a hose bib and drain;
- 31 13. That coin-operated amusement devices are specifically prohibited;
- 32 14. That the entire site be kept clean, free of weeds and debris at all times;
- 33 15. That the property owners shall sign an "Agreement for Installation and
34 Maintenance of Landscaping" to assure that the landscaping is maintained
35 in accordance with the final approved landscape plan;
- 36 16. That all Federal, State, and Village regulations, ordinances, and codes shall
37 be complied with;
- 38 17. That the fence along the south property line of the site shall be repaired
39 and maintained in a state of good repair;
- 40 18. That failure to abide by any and all terms of the Special Use Permit shall
41 be cause for the Village to initiate hearings to determine whether the
42 Special Use Permit should be revoked, as well as any applicable license
43 and;

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1 19. That the Special Use Permit shall be posted under glass in a conspicuous
2 location and the Special Use Permit shall be recorded at the Petitioner's
3 expense with the Cook County Recorder of Deeds Office.
4

5 **Section 2:** That a notice of the enactment of this Ordinance incorporating the
6 conditions contained herein be approved by the owner of the property in writing and duly
7 recorded in the office of the Recorder of Deeds for Cook County at the owner's expense.

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

10 ADOPTED this 3rd day of March, 1997.

11
12 Ayes: 8
13 Nays: 0
14 Absent: 1 (Croft)

Marlene Williams
Village Clerk

Approved by me this 3rd
day of March, 1997.

15
16 Attested and filed in my
17 office this 3rd day of

James P. ...
Mayor, Village of Skokie

18
19 March , 1997.

20
21 Marlene Williams
22 Village Clerk
23

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6:00, 03, 78