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NOTICE OF APPROVAL

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8991/0033 87 006 Page 1 of 6
1998-08-24 11:44:59
Cook County Recorder 31.00

An Ordinance granting a Special Use Permit for the continued operation under new ownership of an electronic and automotive electronic sales and installation establishment at 4730 Dempster Street, Skokie, Illinois in a B-2 Commercial District and repealing Village Ordinance Numbers 94-7-2-2437 and 97-5-2-2675 was approved by the Board of Trustees of the Village of Skokie on the 20th day of July, 1998.

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

IMPORTANT: THE ABOVE PROVISION IS CONDITIONED UPON THE OWNERS' CERTIFICATION AND THE PAYMENT OF FEES 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 7, day of August, 1998.

[Signature] as Agent
Signature

429 # BOX
WILL CALL



Hugh Rider
Print name

TO RECORDED OF DEEDS or REGISTAR OF TALESS
PLEASE RETURN TO WILL CALL BOX 429

Plan Commission Case Number 94-10p(2)
Village Ordinance Number 98-7-2-2667

<http://data.cookcountyrecorder.com/ord94-10p2.net>

COOK COUNTY
RECORDER
JESSE [unclear]

**OFFICIAL BUSINESS
VILLAGE OF SKOKIE**

665

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THIS ORDINANCE MAY BE CITED AS
VILLAGE ORDINANCE NUMBER

98-7-Z-2767

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR THE CONTINUED OPERATION UNDER NEW OWNERSHIP OF AN ELECTRONIC AND AUTOMOTIVE ELECTRONIC SALES AND INSTALLATION ESTABLISHMENT AT 4730 DEMPSTER STREET, SKOKIE, ILLINOIS IN A B-2 COMMERCIAL DISTRICT AND REPEALING VILLAGE ORDINANCE NUMBERS 94-7-Z-2437 AND 97-5-Z-2675

1 **WHEREAS**, on July 5, 1997, the Mayor and Board of Trustees of the Village of Skokie
2 adopted Village Ordinance Number 94-7-Z-2437 granting a Special Use Permit for the
3 establishment of an electronic and automotive electronic sales and installation establishment
4 at 4730 Dempster Street, Skokie, Illinois at the shopping center legally described as follows:

5 LOTS 11 TO 15, AND THE WEST 15 FEET OF LOT 16, IN BLOCK 26,
6 IN KRENN AND DAVIS DEVONSHIRE MANOR, BEING A
7 SUBDIVISION OF THE SOUTH 1/2 OF SECTION 15, TOWNSHIP 41
8 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
9 COOK COUNTY, ILLINOIS.

10 PIN: 10-15-324-023, 024, 025, 026, 027 AND 042

11
12 In a B-2 Commercial District; and

13 **WHEREAS**, on May 19, 1997 the Mayor and Board of Trustees adopted Village
14 Ordinance 97-5-Z-2675 which amended the aforesaid ordinance and allowed the expansion
15 of the establishment for the previously approved Special Use Permit to include the adjacent
16 store at 4732 and 4734 Dempster Street, Skokie, Illinois; and

17 **WHEREAS**, condition number 6 of the aforesaid Village Ordinance Number 94-7-Z-
18 2437 provides that upon a change in business ownership, an additional application for a
19 Special Use Permit is required; and

20 **WHEREAS**, Sound Experience, Inc. as the proposed operator of the subject business,
21 petitioned the Skokie Plan Commission for a Special Use Permit to continue the operation
22 of the electronic and automotive electronic sales and installation establishment at the subject
23 location; and

1 **WHEREAS**, the proposed operator of the subject business further requested that since
2 they do not intend to utilize the space at 4732 to 4734 Dempster Street, Skokie, Illinois,
3 Village Ordinance Number 97-5-Z-2675 be repealed ; and

4 **WHEREAS**, pursuant to Section 13.4.5.3.1.1 of the Skokie Zoning Ordinance, the Plan
5 Commission Chairman, Corporation Counsel and Director of Planning reviewed the request
6 and found that the requested is in substantial compliance with the Special Use Permit
7 granted on July 5, 1994 and that there are no modifications to the approved site plan dated
8 June 6, 1994; and

9 **WHEREAS**, it was recommended to the Mayor and Board of Trustees that the request
10 to continue the electronic and automotive electronic sales and installation establishment and
11 repeal Village Ordinance Number 97-5-Z-2675 be granted ; and

12 **WHEREAS**, it was further recommended that Village Ordinance Number 94-7-Z-2437
13 be repealed and the conditions contained therein and any applicable provisions of Village
14 Ordinance Number 97-5-Z-2675 be incorporated in a new ordinance approving the change
15 in ownership; and

16 **WHEREAS**, the Mayor and Board of Trustees concurred in the aforesaid
17 recommendations and findings of the Plan Commission Chairman, the Corporation Counsel,
18 and Director of Planning;

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

21 Section 1: That the Special Use Permit requested by the petitioner to continue the
22 operation of the electronic and automotive electronic sales and installation establishment at
23 the property commonly known as 4730 Dempster Street, Skokie, Illinois which is included in
24 the property legally described above, in a B-2 Commercial District is hereby granted subject
25 to each of the conditions set forth below:

- 26 1. That the subject use shall be established, maintained and
27 operated in substantial compliance with the Revised
28 Site/Floor/Partial North Elevation dated June 6, 1994.
- 29 2. That the hours when electronic equipment may be
30 installed in vehicles is restricted to no earlier than 9:00
31 a.m. and no later than 6:00 p.m. Monday thru Saturday.
32 Equipment shall not be installed on Sundays.
- 33 3. That the subject establishment shall be restricted to the
34 sales and installation of electronic equipment. Vehicle
35 repairs, maintenance or other vehicle modifications shall
36 be prohibited.
- 37 4. That all installation and repairs of electronic equipment
38 shall be done only indoors on an appointment basis and

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- 1 no customer-owned vehicles shall be stored overnight
2 outside on the site either before or after completion of
3 installation work, except on the south side of the building.
4 5. That the garage door providing access to the installation
5 bay shall remain closed at all times except to allow the
6 ingress and egress of vehicles.
7 6. That inasmuch as the Special Use Permit is granted in
8 part on the basis of the subject Auto Accessory Store's
9 mode of operation, and the subject location is inadequate
10 to accommodate a more intensive auto oriented use, any
11 change in ownership from the present operator shall
12 require an additional application for Special Use Permit,
13 including public hearings.
14 7. That the Petitioner and all tenants of the shopping center
15 shall comply with the provisions of the Sign Ordinance
16 contained in the Skokie Village Code.
17 8. That a ten (10) foot wide garage door with an integral
18 "man door" shall be provided if a separate exterior door
19 to the service bay cannot be provided.
20 9. That the ramp grade to the service bay shall not exceed 6%.
21 10. That the handicapped parking space shall be 16 feet in
22 width and be included in the Village's Private Property
23 Handicapped Parking Space Maintenance Program.
24 11. That the existing parking lot pavement markings,
25 including but not limited to, parking stall lines in front of
26 the building and off the alley and the IN and OUT arrows
27 at the Dempster Street driveway and shall be maintained
28 in a legible state.
29 12. That all site landscaping shall be maintained in a live and
30 thriving state as indicated on the Site Plan dated June 6,
31 1994. All dead landscaping shall be replaced.
32 13. That the shopping center enter sign shall be repaired.
33 14. That customer vehicles shall only be driven into and out
34 of the service bay by an employee of the business.
35 15. That a trash corral shall be provided which allows no
36 direct visual access to the public constructed of chain-link
37 fence with plastic inserts and located to provided
38 adequate site distance down the alley, and that all trash
39 and dumpsters shall be stored within the building or
40 within the enclosed trash area.
41 16. That no cars, vans, trucks, boats or other vehicles
42 displaying "For Sale" signs shall be parked at the subject
43 site.
44 17. That the storage of boats, trailers, recreational vehicles,
45 and other vehicles at the subject site shall be specifically
46 prohibited.

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- 18. That no commercial vehicles other than those owned by businesses at the shopping center, shall be parked at the site.
- 19. 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.
- 20. 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.
- 21. That the owner or manager of the subject use shall post under glass in a conspicuous location, the special conditions, i.e., the Ordinance itself, under which the Special Use Permit was granted.

Section 2: That Village Ordinance Numbers 94-7-Z-2437 and 97-5-Z-2675 be and the same are hereby repealed.

Section 3: That a notice of the enactment of this Ordinance incorporating the 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 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 20th day of July, 1998.

Ayes: 7
Nays: 0
Absent: 0

Martene Williams
Village Clerk

Approved by me this 20th day
of July, 1998

James B. Hester
Mayor, Village of Skokie

Attested and filed in my
office this 21st day of
July, 1998

Martene Williams
Village Clerk

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REC'D 10/10/98

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 20th day of July A.D. 19 98 , 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 21st day of July, A.D. 19 98, was approved by the Mayor and the Village of Skokie on the 20th day of July, A.D. 19 98.

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 22nd day of July A.D. 19 98.



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

(seal)

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