



**TUESDAY, FEBRUARY 21, 2023 – 7:30 P.M.**

1. Pledge of Allegiance led by Village Clerk Pramod Shah.
2. Call meeting to order and roll call.
3. Approve Consent Agenda.
- \* 4. Approve, as submitted, minutes of regular meeting held Monday, February 6, 2023.
- \* 5. Approve Voucher List #19-FY23 of February 21, 2023.
6. Proclamations and Resolutions.
7. Recognition, Awards and Honorary Presentations.
8. Appointments, Reappointments and Resignations.
  - \* A. Appointment  
*Commission on Family Services: Melissa Ponce*
  - \* B. Resignations  
*Beautification & Improvement Commission: Joshua Shpayher*  
*Commission on Family Services: Laila Iqbal and Nicole Perry*  
*Plan Commission: Sheila Lakhani*  
*Public Safety Commission: Frank Ippolito*
9. Presentations and Reports.
10. Report of the Village Manager.
  - A. Request for Executive Session.
11. Report of the Corporation Counsel.

CONSENT:

  - \* A. An ordinance granting site plan approval to construct and establish a mixed use building, to include upper-story residential over nonresidential uses in a CX Core Mixed use district more commonly described as 8029-8047 Skokie Boulevard (2022-29P). This item is on the consent agenda for second reading and adoption.
  - \* B. An ordinance approving a plat of subdivision with a dedication of land for property located at 8029-8047 Skokie Boulevard, Skokie, Illinois in a CX Core Mixed Use district (2022-30P). This item is on the consent agenda for second reading and adoption.

FIRST READING:

  - C. An ordinance establishing the salaries of the Village Manager, Deputy Village Clerk, Corporation Counsel and Assistant Corporation Counsels of the Village of Skokie. This item is on the agenda for first reading and will be on the March 7, 2023 agenda for second reading and adoption.
  - D. An ordinance providing for the repeal of various ordinances granting special use permits and site plan approvals at multiple locations within the Village of Skokie. This item is on the agenda for first reading and will be on the March 7, 2023 agenda for second reading and adoption.
  - E. Request for an executive session in accordance with paragraph 2(c)(11) of the Illinois Open Meetings Act pertaining to the review and discussion of pending litigation.

12. Unfinished Business.

13. New Business.

A. Case 2022-02M – A request by Haben Properties LLC at 8057 Niles Center Road for an amendment to site plan approval ordinance 10-8-Z-3786 through the modified review procedure.

14. Plan Commission.

A. Plan Commission Case 2021-01P – Alley Vacation: Behind 9965 Gross Point Road.

B. Plan Commission Case 2021-02P – Subdivision: 9965 Gross Point Road and 4101 Old Orchard Road.

C. Plan Commission Case 2021-10P – Zoning Map Amendment: Alley adjacent to 9926 Kedvale Avenue.

15. Public Comment.

16. Adjournment.

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Items marked with an asterisk (\*) indicate they are part of the Consent Agenda that contains routine items or items which have already been discussed by the Mayor and Board at a previous public meeting and require a second reading. Items on the Consent Agenda are passed in one vote at the beginning of the Board Meeting. Prior to the vote on the Consent Agenda, the Mayor will inquire if there is any matter which anyone wishes to remove from the Consent Agenda. If there is an item on the Consent Agenda which you wish to address, please inform the Mayor at that time you wish to remove it from the Consent Agenda.

13626  
MINUTES of a regular meeting of the Mayor and the Board of Trustees of the Village of Skokie, Cook County, Illinois held in the Council Chambers at 5127 Oakton Street at 7:30 p.m. on Monday, February 6, 2023

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 **DRAFT**

Pledge of Allegiance led by the Deputy Village Clerk Sylvia Luke



Mayor Van Dusen called the meeting to order.

Motion to permit Trustee Khoeun to participate remotely for this meeting

**Moved: Trustee Johnson**

**Seconded: Trustee Pure Slovin**

**Ayes: Sutker, Robinson, Khoeun, Johnson, Pure Slovin, and Mayor Van Dusen**

**Nays: None.**

**Absent: Klein.**

**MOTION CARRIED**

The Clerk call the Roll. Those present were Trustees Sutker, Robinson, Khoeun, Johnson, Pure Slovin, and Mayor Van Dusen. Trustee Klein was absent.

Motion to approve the Consent Agenda.

**Moved: Trustee Pure Slovin**

**Seconded: Trustee Sutker**

**Ayes: Sutker, Robinson, Khoeun, Johnson, Pure Slovin, and Mayor Van Dusen**

**Nays: None.**

**Absent: Klein.**

**MOTION CARRIED**

\* Approve, as submitted, minutes of regular meeting held Tuesday, January 17, 2023.

**Omnibus vote.**

\* Approve Voucher List #18-FY23 of February 6, 2023.

**Omnibus vote.**

Proclamations and Resolutions.

A. Proclamation

Honoring Firefighter Andrew Cutting

On behalf of the elected officials and residents, Mayor Van Dusen read a Proclamation honoring the life of Firefighter Andy Cutting and extending condolences to his family, friends and colleagues.

Andy Cutting's wife Karla, thanked the elected officials, residents, and colleagues for the honor, love and support that she received.

Recognition, Awards and Honorary Presentations.

A. Popular Annual Financial Reporting (PAFR) Award – Alex Franz, Management Analyst.

Chris Morrill the Executive Director of the Government Finance Officers Association (GFOA) congratulated the Village for receiving the Popular Annual Financial Report (PAFR) award. This is a document that must be easily accessible and understandable to the public without having to have a background in government finance.

Appointments, Reappointments and Resignations.

\* A. Appointments

*Beautification & Improvement Commission:* Ross Del Rosario

*Human Relations Commission:* John Muszynski and Mayha Syed

*Public Relations Commission:* Ibrahim Manusri, Jeff Schvimer, Scott Ford and Nick Vickers

**Omnibus vote.**

\* B. Reappointments

*Commission on Family Services:* Shajan Jose as Vice Chair and Harold Primack as Chair

*Plan Commission:* Jeff Burman as Vice Chair and Paul Luke as Chair

**Omnibus vote.**

\* C. Leave of Absence

*Public Safety Commission:* Ken Mantel

**Omnibus vote.**

\* D. Resignations

*Consumer Affairs Commission:* Jeff Schvimer

*Human Relations Commission:* Maureen Yanes

*Public Safety Commission:* Edward McCarthy and Mayha Syed

**Omnibus vote.**

Report of the Village Manager.

A. Adoption of Ratified IAFF Contract.

Motion to adopt the ratified IAFF contract with the Skokie Fire firefighters, Local 3033.

**Moved: Trustee Sutker**

**Seconded: Trustee Robinson**

**Ayes: Sutker, Robinson, Khoeun, Johnson, Pure Slovin, and Mayor Van Dusen**

**Nays: None.**

**Absent: Klein.**

**MOTION CARRIED**

B. TIF Development Agreement for 8047 Skokie Boulevard.

Len Becker, Economic Development Manager and Johanna Nyden, Community Development Director provided an overview of the project.

Lauren Grodnicki spoke about sustainability possibilities on the proposed development.

Motion to concur with staff's recommendation request Mayor and Board approval of the Resolution authorizing the Development Agreement which contains a "pay as you go" TIF reimbursement Grant in an amount not to exceed \$1,700,000.

**Moved: Trustee Sutker**

**Seconded: Trustee Pure Slovin**

**Ayes: Sutker, Robinson, Khoeun, Pure Slovin, and Mayor Van Dusen**

**Nays: Johnson.**

**Absent: Klein.**

**MOTION CARRIED**

\*C. Village Hall Mechanical System Engineering Design & Construction Administrative Services – Grumman Butkus Associates, Evanston, Illinois - \$347,270.

Motion to award a contract to Grumman Butkus Associates, Evanston, Illinois in the amount of \$347,270 for Village Hall mechanical system engineering design & construction administrative services.

**Omnibus vote.**

\*D. Pest Control Services – Platinum Pest Solutions, Lansing, Illinois - \$45,472.

Motion to award a contract to Platinum Pest Solutions, Lansing, IL in the amount of \$45,472

**Omnibus vote.**

\*E. Parkway Tree Planting – Yellowstone Landscaping, Wauconda, Illinois - \$50,000 and St. Aubin Nursery, Kirkland, Illinois - \$30,000.

Motion to award a contract to Yellowstone Landscaping, Wauconda, IL in the amount of \$50,000 and St. Aubin Nursery, Kirkland, IL in the amount of \$30,000 for parkway tree planting.

**Omnibus vote.**

Report of the Corporation Counsel.

No Report.

2023-2024 Community Development Block Grant Public Hearing #3.

Johanna Nyden, Community Development Director, and Justin Malone, Neighborhood Services Coordinator presented the Public Hearing.

The Village's entitlement grant for Program Year 2023 is not yet known. At this time, we are estimating \$600,000 in entitlement funds. Fifteen (15) proposals from service

organizations and Village staff were heard at the last Village board meeting, totaling over \$810,000, so funding and/or project reductions will be necessary to align with our budget expectations and meet the funding cap requirements.

The Department of Housing and Urban Development (HUD) is requesting that the Village not submit its Annual Action Plan until the entitlement amount is known. We are proceeding with our typical hearing schedule on the condition that flexibility and contingency language is incorporated into the draft to accommodate a range of funding level possibilities.

CDBG Suggested Budget

Program Year 2023-24

Projects	Program Year 2022-23		Program Year 2023-24	
	Funded	Requested	Scenario 1	Scenario 2
<b>Administration</b>				
VOS - Program Administration and Planning, AFH	112,684	115,000	112,684	112,684
<b>Subtotal</b>	<b>112,684</b>	<b>115,000</b>	<b>112,684</b>	<b>112,684</b>
<b>Service</b>				
Tier 1 VOS - Social Worker	38,653	48,760	43,000	38,653
Tier 1 Jewish Child Family Services (JCFS)	3,720	6,000	0	0
Tier 1 AHS Family Health Center	6,520	20,000	12,000	19,347
Tier 1 Metropolitan Family Services	5,580	10,000	8,000	10,000
Tier 1 PEER Services, Inc.	5,580	12,000	10,000	12,000
Tier 1 North Shore Senior Center	7,440	10,000	9,000	10,000
Tier 2 Impact Behavioral Health Partners	3,000	9,000	8,000	0
Tier 2 Children's Advocacy Center	3,720	0	0	0
Tier 2 The Harbour, Inc.	3,720	5,489	0	0
Tier 2 WINGS	4,660	5,000	0	0
Tier 3 Center for Enriched Living (CEL)	3,000	5,000	0	0
Tier 3 YOU Youth and Opportunity United	0	0	0	0
<b>Subtotal</b>	<b>86,593</b>	<b>131,239</b>	<b>90,000</b>	<b>90,000</b>
<b>Construction</b>				
VOS - Home Improvement Program	80,945	90,000	80,945	80,945
HODC	21,400	45,000	0	0
VOS - Neighborhood Enhancement Program	80,800	100,000	80,800	80,800
VOS - Street Resurfacing	185,300	200,000	185,300	185,300
VOS - 50/50 Sidewalk Grant Program	2,900	3,000	2,900	2,900
Turning Point	19,000	14,156	10,171	14,156
SHORE	21,400	33,150	21,400	33,150
CJE SeniorLife	20,400	28,881		0
Search, Inc.	21,400	22,500	0	0
Orchard Village	23,800	22,125	15,800	0
<b>Subtotal</b>	<b>477,345</b>	<b>558,812</b>	<b>397,316</b>	<b>397,251</b>
<b>Grand Total</b>	<b>675,622</b>	<b>805,061</b>	<b>600,000</b>	<b>600,000</b>

Scenario 1  
 Public Services Funding for 5 organizations at their requested amounts.  
 Capitol Improvements Funding for 3 organizations at their requested amounts.  
 Scenario 2  
 Public Services Funding for 4 organizations at their requested amounts.  
 Capitol Improvements Funding for 2 organizations closer to their requested amounts.  
 Motion to select Scenario 2 for the 2024CDBG.

**Moved: Trustee Khoehn**                                 **Seconded: Trustee Robinson**  
**Ayes: Robinson, Khoehn, Johnson, Pure Slovin, and Mayor Van Dusen**  
**Nays: None.**  
**Absent: Klein.**  
**Abstain: Sutker**  
**MOTION CARRIED**

Public Comments

Skokie resident, Mr. Burton spoke about the once a week trash collection, when it will start and the tax on garbage pick-up.

Trustee Robinson recognized Black History Month and the rich accomplishments of the African American community. He spoke of the tragic killing of Tyre Nichols's in Memphis and the call for action from "My Brother's Keeper Alliance" to local elected officials to implement common sense limits on police use of force, including Skokie. He is looking forward to the UOF report from our commission.

Judy Mendel commented on transparency of all the Commissions. She spoke about being able to view minutes and attendance of the members of the Plan Commission, Electoral Reform and change in the Skokie government. Also mentioned about the outdated Zoning Code.

Marty Relesky spoke about water intake and about a water main that broke in front of his house. He also spoke about the Lead water service line replacement.

Kimberly Polka spoke about the Plan Commission meetings, commissioners being more welcoming, and being able to solicit feedback, and time allotted to Skokie residents wanting to speak. She thanked Trustee Robinson for the issue of Affordable Housing to be taken up.

Shelly Patt, also thanked Trustee Robinson for his support of imitating the affordable housing issue. She spoke about the 19% Affordable Housing in Skokie. Mayor Van Dusen stated that is from the Illinois Housing Development Authority. The State Mandate is 10%.

Lauren Grodnicki spoke about funds for energy improvement, restart discussion forums that were started in 2019, and solicit developers and market of people that want to live in Skokie.

Emi Yamauchi spoke about the Plan Commission Public Hearing-time allotted to people that want to speak, conduct of the Commission. She spoke about the Affordable Housing issue, 8047 Skokie Boulevard regarding the TIF, Old Orchard Tax and about Electoral Reform updates.

Public Comments received by email.

Lisa Silverman-Carvana-news update, Pest control for skunks.

Bonnie Helwig, Naomi Leighton, Amy Skalinder-Carvana Tower

Howard Sproull-inclusion % new building restriction.

Jan Beladi-TIF money to the developer-8047 Skokie Blvd.

Gail Schechter -request for a Town Hall Meeting-follow up

Skokie Housing Needs and Recommended Solutions

Gail Schechter- no TIF subsidy without affordable Housing-8047 Skokie Boulevard

Charlie Saxe-8047 Skokie Boulevard.

Adjournment.

Motion to adjourn at 9:05 p.m.

**Moved: Trustee Sutker**

**Seconded: Trustee Robinson**

**Ayes: Sutker, Robinson, Khoecun, Johnson, Pure Slovin, and Mayor Van Dusen**

**Nays: None.**

**Absent: Klein.**

**MOTION CARRIED**

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 Sylvia Luke Deputy Clerk

Approved:

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 Mayor Van Dusen

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**VILLAGE OF SKOKIE  
VOUCHER REPORT #19  
February 21, 2023**

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<b><u>FUND</u></b>	<b><u>AMOUNT</u></b>
001 - GENERAL FUND	\$ 334,424
002 - WATER FUND	284,378
003 - MOTOR FUEL TAX FUND	99,946
008 - COMMUNITY DEVELOPMENT BLOCK	9,023
013 - CASH ESCROW FUND	15,150
014 - TIF SCIENCE & TECH	2,400
020 - CAPITAL PROJECTS FUND	129,647
022 - CASUALTY SELF INSURANCE	121,711
025 - ECONOMIC DEVELOPMENT FUND	1,850
030 - OAKTON & NILES TIF	\$ 413
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ALL FUNDS TOTAL	<u><u>\$ 998,940</u></u>

**VILLAGE OF SKOKIE  
VOUCHER REPORT # 19  
FEBRUARY 21, 2023**

Invoice Ref#	FY Date	Vendor	Invoice Description	Amount
195458	02/07/2023	5439 W FARGO LLC	BD BOND REFUND-5439 FARGO AVE	\$ 500.00
195727	02/14/2023	AA ANTHONY'S PLUMBING SEWER	BD BOND REFUND-9101 KARLOV AVE	500.00
195398	02/06/2023	ABLE DISTRIBUTORS	SWITCH PRESSURE	100.00
195374	01/26/2023	ABT	WASHER FOR FD STATION 17	1,081.00
195642	02/13/2023	ACB BUSINESS VENTURES	SESBA BUSINESS COACH	1,387.50
195712	01/31/2023	ACE HARDWARE	MISC. TOOLS AND HARDWARE	123.91
195680	02/13/2023	ACTION TARGET INC	REBUILD PARTS FOR RANGE -ODESHOO	295.50
195734	02/07/2023	ADAM PEASE	CELL PHONE STIPEND	195.00
195457	02/07/2023	ADRIAN HULEA	BD BOND REFUND-8316 KILDARE AVE	300.00
195499	02/07/2023	ADVANCE AUTO PARTS	OIL FILTER, FUEL SPIN ON, LUBE	171.33
195634	02/13/2023	ADVANCE AUTO PARTS	100 AMP MEGA FUSE AMBULANCE 18	6.86
195293	02/02/2023	ADVANCED CLEANING SYSTEMS INC	FD HQ CLEANING FEBRUARY 2023	176.19
195649	02/13/2023	AERO REMOVALS -TRISONS INC	BODY REMOVALS FOR JANUARY 2023	400.00
195755	02/14/2023	AFNI-SUBROGATION DEPARTMENT	AL 12 22 2022 - JULIA SCHULTZ	1,044.70
195612	02/10/2023	AIR ONE EQUIPMENT INC	THERMAL IMAGING CAMERA REPAIR	1,033.50
195640	02/13/2023	AKINS TAX SERVICES	SESBA ACCOUNTING SERVICES FOR MRS. KAY'S KITCHEN	450.00
195500	02/07/2023	AL WARREN OIL CO. INC.	UNLEADED GAS	19,838.68
195559	02/09/2023	AL WARREN OIL CO. INC.	DIESEL	25,534.58
195562	02/09/2023	ALEX FRANZ	STIPEND TO ATTEND BOARD MTG ON FEB. 6, 2023	10.00
195259	02/01/2023	ALEX FRANZ	STIPEND TO ATTEND STAT COMMISSION MTG ON JAN. 31, 2023	10.00
195704	02/14/2023	ALEX FRANZ	STIPEND TO ATTEND PERFORMING ARTS CENTER BOARD MTG ON FEB. 13, 2023	10.00
195681	02/13/2023	ALLEGIANT FIRE PROTECTION LLC	MONTHLY MAINT FOR PD	465.00
195676	02/13/2023	ALLEGIANT FIRE PROTECTION LLC	WET BI-MONTHLY @ STATION #18	170.00
195677	02/13/2023	ALLEGIANT FIRE PROTECTION LLC	MONTHLY MAINT @ PW	345.00
195678	02/13/2023	ALLEGIANT FIRE PROTECTION LLC	MONTHLY MAINT @ STATION #16	170.00
195679	02/13/2023	ALLEGIANT FIRE PROTECTION LLC	MONTHLY MAINT FOR VH	305.00
195674	02/13/2023	ALLEGIANT FIRE PROTECTION LLC	WET BI-MONTHLY @STATION #17	205.00
195688	02/13/2023	AMAZON CAPITAL SERVICES	ZAK TOOL KEY -HOWE	9.99
195689	02/13/2023	AMAZON CAPITAL SERVICES	BLACK WORK SOCKS -LEHMANN	44.00
195690	02/13/2023	AMAZON CAPITAL SERVICES	BASE LAYER T-SHIRTS -LEHMANN	60.00
195691	02/13/2023	AMAZON CAPITAL SERVICES	COMPUTER ACCESSORIES	72.90
195641	02/13/2023	AMAZON CAPITAL SERVICES	EAR LOW PROFILE FOLDING MUFF	149.90
195637	02/13/2023	AMAZON CAPITAL SERVICES	TIRE MOUNTING PASTE	58.08
195638	02/13/2023	AMAZON CAPITAL SERVICES	CHAI ADJUSTER FOR CHAIN SAWS-STREETS	13.99
195655	02/13/2023	AMAZON CAPITAL SERVICES	CALENDAR REFILL FOR JOHN	18.00
195615	02/10/2023	AMAZON CAPITAL SERVICES	PHONE SUPPLIES	45.92
195616	02/10/2023	AMAZON CAPITAL SERVICES	KITCHEN SUPPLIES - ST16	107.87
195617	02/10/2023	AMAZON CAPITAL SERVICES	OFFICE EQUIPMENT	25.98
195709	02/14/2023	AMAZON CAPITAL SERVICES	FLASHLIGHT & BOOTS -HADNOTT	337.86
195710	02/14/2023	AMAZON CAPITAL SERVICES	CREDIT ON INVOICE #1N4R-D6NP-XLVP	(99.99)
195697	02/14/2023	AMAZON CAPITAL SERVICES	CHAINS FOR POLE SAWS	44.24
195768	02/15/2023	AMAZON CAPITAL SERVICES	DISINFECTING WIPES - COVID 19	238.95
195269	02/02/2023	AMAZON CAPITAL SERVICES	IPAD CASE	26.59
195290	02/02/2023	AMAZON CAPITAL SERVICES	WIFI ACCESS POINTS STATION 16	320.52
195297	02/02/2023	AMAZON CAPITAL SERVICES	CLEANING SUPPLIES	43.55
195298	02/02/2023	AMAZON CAPITAL SERVICES	AIR CLEANER PADS	107.98
195340	02/03/2023	AMAZON CAPITAL SERVICES	POSTER FRAME	123.89
195413	02/07/2023	AMAZON CAPITAL SERVICES	HEAT SHIELDING FOR FIRE TRUCK 109	23.99
195414	02/07/2023	AMAZON CAPITAL SERVICES	BAND SAW CUTTING FLUID FOR SHOP	44.95



**VILLAGE OF SKOKIE  
VOUCHER REPORT # 19  
FEBRUARY 21, 2023**

Invoice Ref#	FY Date	Vendor	Invoice Description	Amount
195548	02/08/2023	AMAZON CAPITAL SERVICES	RAT PROGRAM SUPPLIES	106.08
195577	02/09/2023	AMAZON CAPITAL SERVICES	WEIGHT RACK	42.99
195488	02/07/2023	AMAZON CAPITAL SERVICES	STARTER REPLACEMENT	31.30
195489	02/07/2023	AMAZON CAPITAL SERVICES	CHAIN SAW BAR	157.98
195490	02/07/2023	AMAZON CAPITAL SERVICES	SPROCKET COVER FOR STIHL POLE SAW	29.50
195491	02/07/2023	AMAZON CAPITAL SERVICES	MICRO CHISEL CHAINSAW CHAIN	123.90
195492	02/07/2023	AMAZON CAPITAL SERVICES	ECHO RECOIL STARTER	52.45
195493	02/07/2023	AMAZON CAPITAL SERVICES	HOTSTART ENGINE HEATER	124.00
195494	02/07/2023	AMAZON CAPITAL SERVICES	CANCLLE RECOIL STARER FOR STIHL	18.00
195495	02/07/2023	AMAZON CAPITAL SERVICES	CHAINSAW PARTS	212.95
195496	02/07/2023	AMAZON CAPITAL SERVICES	12V AUTOMOTIVE CHARGER	39.23
195497	02/07/2023	AMAZON CAPITAL SERVICES	ORANGE SIGHT RODS FOR SNOW PLOWS	88.84
195498	02/07/2023	AMAZON CAPITAL SERVICES	TONER CARTRIDGE REPLACEMENT	27.99
195525	02/08/2023	AMAZON CAPITAL SERVICES	CONNECTOR REPAIR KIT FOR FIRE APPARATUS	258.99
195433	02/07/2023	AMAZON CAPITAL SERVICES	POWER CORDS	29.24
195438	02/07/2023	AMAZON CAPITAL SERVICES	FIRE INVESTIGATION SUPPLIES	434.43
195463	02/07/2023	AMAZON CAPITAL SERVICES	FLEXFAB BLUE SILICONE HOSE	62.00
195467	02/07/2023	AMAZON CAPITAL SERVICES	XLARGE NITRILE GLOVES	169.90
195469	02/07/2023	AMAZON CAPITAL SERVICES	STIHL AIR FILTER	9.65
195470	02/07/2023	AMAZON CAPITAL SERVICES	WELD ON PIPE MOUNT SWIVEL TRAILER	80.61
195485	02/07/2023	AMAZON CAPITAL SERVICES	RAT PROGRAM SUPPLIES	57.93
195486	02/07/2023	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	64.97
195663	02/13/2023	ANDERSON ELEVATOR CO	FEB MONTHLY MAINT	220.00
195566	02/09/2023	ANGELIQUE SCHNUR	REIMBURSEMENT FOR POLO SHIRTS -UNIFORMS	91.63
195560	02/09/2023	ANN E TENNES	REIMBURSEMENT TO ANN - FINE ARTS COMMISSION MEETING ON FEB. 8, 2023 FOR STORYTELLING EVENT ON FEB. 16	68.75
195763	02/14/2023	ANN E TENNES	REIMBURSEMENT FOR MEETING W/VENUWORKS	45.59
195773	02/15/2023	ANTHONY YOUSEPH	BD BOND REFUND-9101 KARLOV AVE	2,000.00
195774	02/15/2023	ANTHONY YOUSEPH	BD BOND REFUND-9101 KARLOV AVE	500.00
195775	02/15/2023	ANTHONY YOUSEPH	BD BOND REFUND-9101 KARLOV AVE	250.00
195630	02/13/2023	ARCHITECTURAL CONSULTING GROUP LTD	BID DOCUMENT SERVICES FOR UPS	1,950.00
195639	02/13/2023	AT&T MOBILITY	MONTHLY CHARGE	525.82
195537	02/08/2023	BACKFLOW SOLUTIONS INC	ANNUAL ONLINE SUBSCRIP FEE	495.00
195699	02/14/2023	BATTERIES PLUS LLC	1.5V ALKALINE	52.20
195338	02/03/2023	BENISTAR/HARTFORD-6795	FOR RETIREE INSURANCE PREMIUMS THRU IMRF	19,014.20
195565	02/03/2023	BENJAMIN GRAY	CELL PHONE STIPEND	195.00
195528	02/08/2023	BLUE CROSS BLUE SHIELD OF ILLINOIS	REFUND FOR GHISLAIN KABENGELE	1,258.80
195352	02/04/2023	BOUND TREE MEDICAL LLC	ACTIVE SHOOTER INVENTORY	1,186.66
195723	02/14/2023	BOY SCOUTS OF AMERICA	EXPLORERS CHARTER/POST REGISTRATION FEE 2023 -WILKEN	841.00
195756	02/14/2023	BRADFORD SYSTEMS CORPORATION	BENCH DRAWER LOCKERS PER ATTACHED	22,640.00
195715	02/05/2023	BRADLEY MAGGI	CELL PHONE STIPEND	195.00
195461	02/01/2023	BRIAN BAKER	CELL PHONE STIPEND	195.00
195280	02/02/2023	BRIAN RIPLINGER	TINTED SAFETY GLASSES	7.98
195586	02/02/2023	CAMERON HENDRICKS	CELL PHONE STIPEND	195.00
195713	02/14/2023	CARAHSOFT TECHNOLOGY CORP	CELLBRITE UFED 4PC SUBSCRIPTION 5/11/2023-5/10/2024	4,880.00
195296	02/02/2023	CDS OFFICE TECHNOLOGIES	PANASONIC FZ-G2 EMS TOUGHBOOK AND ACCESSORIES	6,026.00
195766	02/15/2023	CENTER FOR ENRICHED LIVING	CDBG PY22 5.2 Q3	750.00
195347	02/03/2023	CHICAGO METROPOLITAN FIRE PREVENTN	LARAMIE GARAGE ALARM MONITORING	420.00
195735	02/07/2023	CHRISTINE SVENSON	CELL PHONE STIPEND	195.00
195687	02/05/2023	CHRISTOPHER VRSHEK	CELL PHONE STIPEND	195.00

**VILLAGE OF SKOKIE  
VOUCHER REPORT # 19  
FEBRUARY 21, 2023**

Invoice Ref#	FY Date	Vendor	Invoice Description	Amount
195396	02/06/2023	CINTAS	FIRST AID	205.28
195342	02/03/2023	CINTAS CORPORATION #22	UNIFORM SERVICE	107.97
195545	02/08/2023	CINTAS CORPORATION #22	UNIFORM SERVICE	107.97
195514	01/31/2023	CITY OF EVANSTON	WATER PURCHASES FROM EVANSTON	279,291.39
195397	02/06/2023	CITY WELDING SALES & SERVICE INC	ACETYLENE	156.24
195707	02/14/2023	CIVICPLUS	ELECTRONIC CODE UPDATES FY2023 - PDF SUPPLEMENT 186	512.00
195571	02/09/2023	CLAIM MANAGEMENT CONSULTANTS LLC	PREFUNDING OF CLAIMS ACCOUNT 2 6 23	11,176.40
195572	02/09/2023	CLAIM MANAGEMENT CONSULTANTS LLC	REPLENISHMENT OF CLAIMS ACCOUNT 1 31 23	71,398.71
195573	02/09/2023	CLAIM MANAGEMENT CONSULTANTS LLC	PREFUNDING CLAIMS ACCOUNT FINAL SETTLEMENT	35,627.50
195275	02/02/2023	CLAIM MGMT CONSULTANTS SERVICING	DECEMBER MONTHLY SERVICING OF WC CLAIMS	570.00
195700	01/31/2023	CLARK HILL PLC	FOR LEGAL SERVICES THROUGH NOVEMBER 30, 2022	3,203.00
195703	01/31/2023	CLARK HILL PLC	FOR LEGAL SERVICES THROUGH DECEMBER 31, 2022	782.00
195556	02/09/2023	COLLEEN BURKE	REIMBURSEMENT FOR POLO SHIRTS (UNIFORMS)	137.91
195694	02/13/2023	COLLEGE OF LAKE COUNTY	POLICE EVIDENCE TECHNICIAN BASIC TRAINING -DUNCKER	1,465.00
195673	02/13/2023	COMCAST BUSINESS	FEB CHARGES	214.33
195721	02/03/2023	COMED	ELECTRICITY-5001 DEMPSTER STREET PK LOT	99.45
195748	02/14/2023	COMED	7949 LINCOLN AVE	242.29
195749	02/14/2023	COMED	5127 OAKTON ST	64.00
195750	02/14/2023	COMED	8001 NILES AVE	398.74
195751	02/14/2023	COMED	LITE RT25 CONTR#2, 8350 LINCOLN AVE	101.38
195752	02/14/2023	COMED	LITE & LINCOLN #1 8350 LINCOLN AVE	6.09
195738	02/14/2023	COMED	KISS & RIDE 8150 SKOKIE BLVD	105.24
195739	02/14/2023	COMED	8157 CENTRAL PARK AVE STATION #17	36.45
195740	02/14/2023	COMED	5019 CAROL ST LITE RT/25	11.82
195741	02/14/2023	COMED	CONTROLLER 4536 OAKTON ST	265.66
195742	02/14/2023	COMED	LITE METER, GOLF RD O SKOKIE BLVD	311.97
195743	02/14/2023	COMED	O NILES AVE LITE & SEARLE PKWY	160.54
195744	02/14/2023	COMED	9990 SKOKIE BLVD	233.71
195745	02/14/2023	COMED	LITE 8000 LOCKWOOD AVE	422.65
195746	02/14/2023	COMED	5127 OAKTON ST SKOKIE	576.16
195599	02/10/2023	COMED	TRAFFIC SIGNALS 4630 GOLF RD	76.38
195600	02/10/2023	COMED	O OLD ORCHARD LITE RT/25 WOOD DR	156.00
195601	02/10/2023	COMED	O CLEVELAND ST LITE RT/25 & LINCOLN	175.81
195602	02/10/2023	COMED	COMPTR. CABINET 4002 JARVIS AVE	50.78
195603	02/10/2023	COMED	O NE CLEVELAND ST, FLORAL	13.16
195604	02/10/2023	COMED	LIGHTING 8200 SKOKIE BLVD	288.21
195605	02/10/2023	COMED	PARKING LOTS LITES 8200 SKOKIE BLVD	372.17
195606	02/10/2023	COMED	LITE, CONTR. 4031 OAKTON ST	492.01
195607	02/10/2023	COMED	8651 SKOKIE BLVD	151.09
195608	02/10/2023	COMED	LITE, RT/25 8051 CENTRAL PARK AVE	212.87
195609	02/10/2023	COMED	LITE 8109 LAWNSDALE AVE	178.31
195610	02/10/2023	COMED	LITE 3360 CLEVELAND ST	138.48
195611	02/10/2023	COMED	8901 SKOKIE BLVD	19.60
195511	02/07/2023	COMED	O W BABB AVE RT25/N LINCOLN	27,140.97
195580	02/10/2023	COMMERCIAL TIRE SERVICES INC	TIRE REPAIR FOR LOADER TIRE 227	192.45
195581	02/10/2023	COMMERCIAL TIRE SERVICES INC	STEER TIRES FOR FIRE TRUCK 107	1,353.68
195411	02/07/2023	COMMERCIAL TIRE SERVICES INC	SQUAD CAR TIRES	907.32
195395	02/06/2023	COMMERCIAL TIRE SERVICES INC	GRADER TIRE INSTALL SERVICE	629.80
195345	02/03/2023	COMMERCIAL TIRE SERVICES INC	245/55R18 EAGLE RS-A	907.32

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195360	02/06/2023	COMMERCIAL TIRE SERVICES INC	TIRES	223.34
195714	02/14/2023	COMPASS MINERALS	BULK ROCK SALT PO #2300527	48,158.45
195532	02/08/2023	COMPRESSOR SERVICES	REPLACEMENT X/Y FILTERS	221.05
195705	01/31/2023	COMPSYCH CORPORATION	EAP ADMIN FEE 3/1/23 - 5/31/23	1,599.50
195706	01/31/2023	CONRAD POLYGRAPH INC	CSO PRE-PLACEMENT EVALUATIONS	360.00
195564	02/03/2023	COTG	PRINTER MAINTENANCE	76.00
195590	02/10/2023	CRAIG MCLENNON	BD BOND REFUND-8711 KEELER	500.00
195591	02/10/2023	CRAIG MCLENNON	BD BOND REFUND-8711 KEELER AVE	3,000.00
195592	02/10/2023	CRAIG MCLENNON	BD BOND REFUND-8711 KEELER AVE	500.00
195593	02/10/2023	CRAIG MCLENNON	BD BOND REFUND-8711 KEELER AVE	500.00
195594	02/10/2023	CRAIG MCLENNON	BD BOND REFUND-8711 KEELER AVE	250.00
195394	02/06/2023	CUMBERLAND SERVICENTER INC	BLOWER MOTOR FOR 172	394.02
195698	02/14/2023	CUMMINS NPOWER LLC	WIRING HARNESS REPAIR KIT	219.42
195526	02/08/2023	DALE ANDERSON	REIMBURSEMENT FOR CIVILIAN SHIRTS FOR INVESTIGATIONS -D.ANDERSON	132.77
195731	02/06/2023	DANIEL O'BRIEN	CELL PHONE STIPEND	195.00
195516	02/07/2023	DAVID DONEGAN	SEED FACILITATOR	1,000.00
195375	02/01/2023	DAVID PAWLAK	CELL PHONE STIPEND	195.00
195648	02/03/2023	DEBRA PROTTSMAN	CELL PHONE STIPEND	195.00
195730	02/06/2023	DENISE FRANKLIN	CELL PHONE STIPEND	195.00
195248	02/01/2023	DONNA SZYMANSKI	REIMBURSEMENT FOR WORK SHOES -SZYMANSKI	70.59
195635	02/13/2023	DOUGLAS TRUCK PARTS	HD TRUCK BATTERIES	648.00
195636	02/13/2023	DOUGLAS TRUCK PARTS	POLICE CAR BATTERIES	324.00
195633	02/13/2023	EJ EQUIPMENT INC	TRANSDUCER- FOR TRUCK 145	344.48
195292	02/02/2023	ELEVATED SAFETY LLC	TRT GEAR	1,301.28
195300	02/02/2023	ELEVATOR INSPECTION SERVICES	ELEVATOR ACCEPTANCE INSPECTION - 5200 OAKTON	50.00
195301	02/02/2023	ELEVATOR INSPECTION SERVICES	2 FINAL ACCEPTANCE TESTS ELEVATOR 521S OAKTON	100.00
195547	02/08/2023	ELIZABETH ZIMMERMAN	REIMBURSEMENT FOR LUNCH 4 EMPLOYEES FOR RAIN GARDEN SEMINAR	60.00
195733	02/06/2023	ELIZABETH ZIMMERMAN	CELL PHONE STIPEND	195.00
195587	02/10/2023	EMERGENCY MEDICAL PRODUCTS INC	SANITIZER BACKORDER	68.64
195265	02/02/2023	EMERGENCY MEDICAL PRODUCTS INC	SANIZIDE	205.92
195465	02/07/2023	ENTERPRISE LEASING	TOLL VIOLATION FOR RENTAL AGREEMENT #89GBHK -OROZCO	26.50
195708	02/14/2023	ENTERPRISE LEASING	COVERT LEASE RENTAL BILLING FOR JANUARY 2023	2,763.05
195645	02/13/2023	EVDXIA KOLOVOS	EFA/KRISTA GONZALEZ / 9012 KEATING AVE #2B	1,400.00
195383	02/06/2023	G & M TRUCKING INC	DIRT REMOVED	600.00
195416	02/07/2023	G & M TRUCKING INC	CA-7 STONE	1,300.88
195692	02/13/2023	GALLS LLC	UNIFORM ITEMS -CIANCHETTI	148.39
195761	02/14/2023	GALLS LLC	BLACK TACTICAL UNIFORM BOOTS -VOS	206.08
195696	02/14/2023	GENUINE PARTS COMPANY	REAR BRAKE PARTS FOR 132	179.31
195625	02/13/2023	GENUINE PARTS COMPANY	BATTERY FOR CAR 91	138.54
195626	02/13/2023	GENUINE PARTS COMPANY	DIESEL FUEL SIGHT FILTERS FOR PW PUMPS	33.38
195627	02/13/2023	GENUINE PARTS COMPANY	LARIMIE FUEL SIGHT -FILTERS	67.91
195380	02/06/2023	GENUINE PARTS COMPANY	OIL FILTER FOR FIRE TRUCK 101T	19.14
195381	02/06/2023	GENUINE PARTS COMPANY	DIESEL ADDITVE FOR FIRE TRUCKS	45.99
195382	02/06/2023	GENUINE PARTS COMPANY	DRAIN PLUG	3.77
195391	02/06/2023	GENUINE PARTS COMPANY	HEATER CONTROL VALVE-AMBULANCE 16	17.71
195392	02/06/2023	GENUINE PARTS COMPANY	FUEL FILTERS FOR DIESEL PUMPS	16.60
195393	02/06/2023	GENUINE PARTS COMPANY	SHOCKS FOR 130	154.74
195439	02/07/2023	GENUINE PARTS COMPANY	GASKET SET AND SPARK PLUG	53.12
195441	02/07/2023	GENUINE PARTS COMPANY	BOXED MINIATURES	17.00

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195443	02/07/2023	GENUINE PARTS COMPANY	BOXED MINIATURES	17.00
195444	02/07/2023	GENUINE PARTS COMPANY	V RIBBED BELT	54.08
195445	02/07/2023	GENUINE PARTS COMPANY	NAPA TRANS FILTER	16.78
195446	02/07/2023	GENUINE PARTS COMPANY	HALOGEN DEALED BEAMS	19.08
195447	02/07/2023	GENUINE PARTS COMPANY	CORE DEPOSIT CREDIT	(90.00)
195448	02/07/2023	GENUINE PARTS COMPANY	NAPA GOLD FUEL FILTER	77.76
195449	02/07/2023	GENUINE PARTS COMPANY	NAPA QUART SW30	86.16
195450	02/07/2023	GENUINE PARTS COMPANY	THREAD SEALANT	28.89
195454	02/07/2023	GENUINE PARTS COMPANY	TIE ROD 2014 FORD SEDAN	25.69
195455	02/07/2023	GENUINE PARTS COMPANY	DRAIN PLUG	18.85
195422	02/07/2023	GENUINE PARTS COMPANY	REAR BRAKE KIT FOR SQUAD CAR 12T	128.59
195437	02/07/2023	GENUINE PARTS COMPANY	BACK UP ALARM AMBULANCE A16R	39.77
195521	02/08/2023	GENUINE PARTS COMPANY	FILTERS	360.59
195522	02/08/2023	GENUINE PARTS COMPANY	BACK UP ALARM	39.77
195523	02/08/2023	GENUINE PARTS COMPANY	AIR FILTER FOR 225	56.98
195508	02/07/2023	GENUINE PARTS COMPANY	CABIN FILTER FOR LOADER 225	45.83
195503	02/07/2023	GENUINE PARTS COMPANY	OIL FILTERS	158.08
195504	02/07/2023	GENUINE PARTS COMPANY	OIL FILTER RETURN	(52.05)
195505	02/07/2023	GENUINE PARTS COMPANY	CABIN FILTER FOR CAR 33	12.81
195578	02/09/2023	GENUINE PARTS COMPANY	FLASHERS	24.30
195576	02/09/2023	GENUINE PARTS COMPANY	FUEL NOZZLE FOR DIESEL PUMPS	129.95
195589	02/10/2023	GENUINE PARTS COMPANY	TRANSMISSION OIL FOR LOADER 230	140.20
195543	02/08/2023	GENUINE PARTS COMPANY	CABIN FILTER FOR 149	21.22
195554	02/09/2023	GENUINE PARTS COMPANY	FUEL DISPENSER FILTER ASSM FOR DIESEL SITE	50.52
195302	02/02/2023	GG FITNESS SUPPLY	FITNESS EQUIPMENT FOR FD	2,550.00
195303	02/02/2023	GG FITNESS SUPPLY	FITNESS EQUIPMENT FOR FD	462.00
195299	02/02/2023	GG FITNESS SUPPLY	FITNESS EQUIPMENT FOR FD	6,995.00
195531	02/08/2023	GIOVANNI DE LA VEGA	REIMBURSMENT FOR SHIRTS -DELAVEGA	205.06
195569	02/09/2023	GOLF MILL FORD	SEAT PARTS FOR	240.98
195459	02/07/2023	GOLF MILL FORD	REPAIR WORK ON 15 FORD FOCUS	196.86
195471	02/07/2023	GOLF MILL FORD	SENSOR	69.34
195472	02/07/2023	GOLF MILL FORD	VALVE	125.82
195473	02/07/2023	GOLF MILL FORD	NONE RESERVOIR	128.73
195568	02/09/2023	GRAINGER	MISCELLANEOUS ITEMS FOR SIGN SHOP	167.69
195538	02/08/2023	GRAINGER	MOTOR	202.39
195539	02/08/2023	GRAINGER	6V BATTERY	17.21
195540	02/08/2023	GRAINGER	NON-ILLUM SELECTR SWITCH	47.04
195541	02/08/2023	GRAINGER	RETURN OF NON-ILLUM SWITCH	(47.04)
195304	02/02/2023	GRAINGER	FILTER CARTRIDGE FOR EWF172	268.96
195305	02/02/2023	GRAINGER	HEX SHANK DRILL SET	30.00
195306	02/02/2023	GRAINGER	HALF DOME MIRROR	181.31
195417	02/07/2023	GRAINGER	FLTER CARTRIDGE	268.96
195418	02/07/2023	GRAINGER	FILTER CARTRIDGE	67.24
195399	02/06/2023	GRAINGER	WATER FILTER & EXT CORD	112.09
195400	02/06/2023	GRAINGER	LINEAR FLLUOR BULB	191.20
195387	02/06/2023	H & H ELECTRIC CO	FY23 STREET LIGHT/TRAFFIC SIGNAL ROUTINE INVOICES	6,865.21
195367	02/06/2023	H & H ELECTRIC CO	NON ROUTINE INVOICES FOR NOVEMBER 2022	717.78
195368	02/06/2023	H & H ELECTRIC CO	NON ROUTINE INVOICES FOR NOVEMBER 2022	577.27
195369	02/06/2023	H & H ELECTRIC CO	NON ROUTINE INVOICES FOR NOVEMBER 2022	1,016.47

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195370	02/06/2023	H & H ELECTRIC CO	NON ROUTINE INVOICES FOR NOVEMBER 2022	1,660.28
195371	02/06/2023	H & H ELECTRIC CO	NON ROUTINE INVOICES FOR NOVEMBER 2022	682.36
195372	02/06/2023	H & H ELECTRIC CO	NON ROUTINE INVOICES FOR NOVEMBER 2022	631.58
195311	02/02/2023	HAMILTON, ROBERT	UB refund for account: 88457	363.32
195646	02/13/2023	HAYWARD SUGGS	DEPOSIT FOR EVENT VIDEOGRAPHY	350.00
195647	02/13/2023	HAYWARD SUGGS	BALANCE DUE FOR EVENT VIDEOGRAPHY	350.00
194673	01/13/2023	HEALTHCARE & FAMILY SERVICES	REFUND FOR GEORGE HORVAT	98.08
195506	02/07/2023	HENRY SCHEIN INC	SAATH SUPPLIES	137.56
195267	02/02/2023	HERITAGE- CRYSTAL CLEAN LLC	MINI AFS UNIT	277.83
195535	02/08/2023	HIGH PSI LTD	SERVICE CALL @ PUBLIC WORKS	263.95
195651	02/13/2023	IAWF	ANIMAL CONTROL MEMBERSHIP RENEWAL 2023 -RUSSELL	75.00
195695	02/13/2023	ILLINOIS ASSN OF CHIEFS OF POLICE	ILEAP ACCREDITATION TIER 1 ANNUAL FEE 2023	400.00
195762	02/14/2023	ILLINOIS STATE POLICE	LIQUOR LIC. BACKGROUND CHECK	28.25
195772	02/15/2023	ILLINOIS STATE POLICE	BACKGROUND CHECK	28.25
195574	02/09/2023	ILLINOIS STATE POLICE	SEIZED FUNDS CASE # 20-4490 & 22-2735	1,525.00
195268	02/02/2023	ILLINOIS TOLLWAY	I-PASS	250.82
195758	02/14/2023	ILLINOIS TRUCK ENFORCEMENT ASSOCTN	ITEA MEMBERSHIP RENEWAL 2023-24 DUES	250.00
195770	02/15/2023	IMPACT BEHAVIORAL HEALTH PARTNERS	CDBG PY22 5.6B Q3	750.00
195466	02/07/2023	IMPERIAL SUPPLIES LLC	PLOW BOLT	136.50
195579	02/10/2023	INTERSTATE POWER SYSTEMS INC	OIL PRESSURE SENSOR-FIRE TRUCK 107	92.01
195232	01/31/2023	INTERSTATE POWER SYSTEMS INC	WARRANTY CREDIT	(576.33)
195316	02/02/2023	INTERSTATE POWER SYSTEMS INC	2022 DEC QUARTERLY INSPECTION VH	350.00
195317	02/02/2023	INTERSTATE POWER SYSTEMS INC	2022 DEC INSPECTION STATION #18	350.00
195318	02/02/2023	INTERSTATE POWER SYSTEMS INC	2022 DEC INSPECTION STATION #16	350.00
195319	02/02/2023	INTERSTATE POWER SYSTEMS INC	2022 DEC INSPECTION STATION #17	350.00
195320	02/02/2023	INTERSTATE POWER SYSTEMS INC	2022 DEC INSPECTION PW	350.00
195321	02/02/2023	INTERSTATE POWER SYSTEMS INC	2022 DEC INSPECTION PW	350.00
195322	02/02/2023	INTERSTATE POWER SYSTEMS INC	2022 DEC INSPECTION PD	350.00
195546	02/02/2023	IQBAL KALOTA	CELL PHONE STIPEND	195.00
195482	02/07/2023	ISBS	01/30/23-04/29/23 BASE 10/30/22-01/29/23 OVERAGE COPIER SERVICE & MAINT FOR CONTRACT #580-01	1,927.65
195289	02/02/2023	ISBS	STATION 16 COPIER	302.98
195365	01/25/2023	ISBS	COPIER MNTNC	1,001.40
195631	02/07/2023	ISBS	COPIER MAINTENANCE	1,019.96
195294	02/02/2023	ITW FOOD EQUIPMENT GROUP LLC	SERVICE CALL @ STATION #16	1,812.30
195261	02/01/2023	J G UNIFORMS INC	CLOTHING, DRY GOODS, NOTION	395.00
195262	02/01/2023	J G UNIFORMS INC	CLOTHING, DRY GOODS, NOTION	395.00
195349	02/04/2023	J G UNIFORMS INC	CLOTHING, DRY GOOD, NOTION	68.00
195350	02/04/2023	J G UNIFORMS INC	CLOTHING, DRY GOODS, NOTION	35.00
195351	02/04/2023	J G UNIFORMS INC	CLOTHING, DRY GOODS, NOTION	38.50
195353	02/04/2023	J G UNIFORMS INC	CLOTHING, DRY GOODS, NOTION	77.00
195737	02/14/2023	J G UNIFORMS INC	PROMOTION TO SERGEANT -MCCUNE	118.00
195753	02/14/2023	J G UNIFORMS INC	UNIFORM PANTS -HATZIS	159.98
195747	02/14/2023	J G UNIFORMS INC	#8665-DN BLAUER MENS FLEXRS EXTERNAL CARGO PANTS -VOS	159.98
195728	02/14/2023	J G UNIFORMS INC	PROMOTION TO SERGEANT -MCCUNE	68.64
195725	02/14/2023	J G UNIFORMS INC	UNIFORM ITEMS -MIURA	138.35
195726	02/14/2023	J G UNIFORMS INC	PROMOTION TO SERGEANT -MCCUNE	40.90
195386	02/01/2023	JEFFREY DUNN	CELL PHONE STIPEND	195.00
195344	02/03/2023	JEFFREY GREENSPAN	J. GREENSPAN CE ADMIN HEARING	675.00
195363	02/06/2023	JEFFREY GREENSPAN	PARKING ADMINISTRATIVE HEARING	150.00

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195364	02/06/2023	JEFFREY GREENSPAN	RED LIGHT TICKET HEARING	412.50
195718	02/06/2023	JEFFREY THOMPSON	CELL PHONE STIPEND	195.00
195729	02/06/2023	JENNIFER DAVIS	CELL PHONE STIPEND	195.00
195643	02/04/2023	JESSE BARNES	CELL PHONE STIPEND	195.00
195769	02/15/2023	JEWISH CHILD & FAMILY SERVICES	CDBG PY22 5.1B	930.00
195588	02/02/2023	JOE JENNINGS	CELL PHONE STIPEND	195.00
195659	02/03/2023	JOHN BARKHOOD	CELL PHONE STIPEND	195.00
195686	02/04/2023	JOHN MOERSFELDER	CELL PHONE STIPEND	195.00
195614	02/10/2023	JOHN ZOURAS PHOTOGRAPHY	PHOTOGRAPHY SERVICES	250.00
195596	02/10/2023	JONATHAN EGGERT	CDL TEST	76.13
195517	02/07/2023	JONES & BARTLETT LEARNING LLC	DUPLICATE INVOICE SHIPPING BALANCE DUE	15.94
195247	02/01/2023	JOSEPH GEORGE	REIMBURSEMENT FOR M640 LIGHT -GEORGE	308.40
195675	02/03/2023	JULIAN PRENDI	CELL PHONE STIPEND	195.00
195501	02/07/2023	K-TECH SPECIALTY COATINGS, INC.	BEE HEET SUPER SEVERE	7,421.54
195777	02/15/2023	KARA COMPANY INC	36" MANHOLE HOOK	45.70
195401	02/06/2023	KENT AUTOMOTIVE	GRND WHL 4-1/2 DIA	45.11
195271	02/02/2023	KUSSMAUL ELECTRICS CO INC	AUTO CHARGE 12DV,12 VOLT	634.74
195570	02/09/2023	LAB DEVELOPMENT	MATERIAL VERBAL PER BOB	193.59
195685	02/13/2023	LACONIC FOODS	2022 FARMERS MARKET-LAST QUARTER	541.00
195377	02/06/2023	LAKESHORE RECYCLING SYSTEMS	CONDOMINIUM TRASH & RECYCLING	26,587.25
195341	02/03/2023	LAKESHORE RECYCLING SYSTEMS	RESIDENTIAL RECYCLING	97,362.00
195509	02/07/2023	LAKESIDE INTERNATIONAL TRUCKS	BELT AND TENSIONER FOR 147	576.76
195510	02/07/2023	LAKESIDE INTERNATIONAL TRUCKS	EXHAUST PARTS FOR AMBULANCE 18	71.48
195512	02/07/2023	LAKESIDE INTERNATIONAL TRUCKS	PARTS FOR AMBULANCE 16	273.40
195629	02/13/2023	LAKESIDE INTERNATIONAL TRUCKS	BELT AND TENSIONER FOR TRUCK 150	576.76
195533	02/08/2023	LAW ENFORCMET RECORDS MGRS OF IL	TRAINING 2023 LERMI SPRING CONFERENCE -S. ANDERSON	50.00
195598	02/10/2023	LIBERTY GLASS TECHS INC	REAR DRIVER SIDE WINDOW ON UNIT 340	235.00
195366	01/26/2023	LINDENMEYR MUNROE	PAPER FOR PD	273.30
195555	02/09/2023	LURVEY LANDSCAPE SUPPLY	BULK TOP SOIL	496.00
195323	02/02/2023	M E SIMPSON COMPANY INC	LEAK LOCATION SERVICE @ 5214 GALITZ	545.00
195405	02/06/2023	MACMUNNIS INC	LAND RENTAL FEES #1033164	1,300.00
195279	02/02/2023	MACQUEEN EQUIPMENT LLC	PMCI CONTROLLER	1,825.82
195272	02/02/2023	MAGDALENA SAICIC	LAST FARMERS MARKET	134.00
195460	02/01/2023	MARIANO REBOLLAR	CELL PHONE STIPEND	195.00
195435	02/01/2023	MARK BERNDT	CELL PHONE STIPEND	195.00
195527	02/08/2023	MARK CIANCHETTI	REIMBURSEMENT FOR WORK BOOTS -CIANCHETTI	97.19
195716	02/06/2023	MARK LIPSKI	CELL PHONE STIPEND	195.00
195339	02/03/2023	MCKIM & CREED, INC.	DISTRICT METERED AREA WATER MANAGEMENT	13,930.00
195276	02/02/2023	MCMASTER CARR SUPPLY CO	BUNA-N O-RING 3/16	17.56
195277	02/02/2023	MCMASTER CARR SUPPLY CO	NO SLIP CLIP-ON BARREL NUT	18.79
195281	02/02/2023	MCMASTER CARR SUPPLY CO	HEX HEAD SCREW	15.66
195524	02/08/2023	MCMASTER CARR SUPPLY CO	BOLTS FOR AMBULANCE 18 EXHAUST	26.52
195464	02/07/2023	MCMASTER CARR SUPPLY CO	PIPE FITTINGS AND SEALANT	112.97
195423	02/07/2023	MENARDS MORTON GROVE	MISC. SUPPLIES	59.70
195307	02/02/2023	MENARDS MORTON GROVE	AERATORS	21.53
195308	02/02/2023	MENARDS MORTON GROVE	BOLT SNAPS	12.14
195309	02/02/2023	MENARDS MORTON GROVE	ARC RECIPBLADE	114.39
195310	02/02/2023	MENARDS MORTON GROVE	HOSE CLAMP, CAULK	65.92
195420	02/07/2023	MENARDS MORTON GROVE	MISC SUPPLIES	16.28

**VILLAGE OF SKOKIE  
VOUCHER REPORT # 19  
FEBRUARY 21, 2023**

Invoice Ref#	FY Date	Vendor	Invoice Description	Amount
195701	02/14/2023	MENARDS MORTON GROVE	CLEANING SUPPLIES	28.96
195632	11/30/2022	MENARDS MORTON GROVE	SUPPLIES FOR SIGN SHOP	57.26
195667	02/13/2023	MENARDS MORTON GROVE	MISC. SUPPLIES	45.51
195668	02/13/2023	MENARDS MORTON GROVE	POLY TUBING & QC COUPLINGT	13.29
195669	02/13/2023	MENARDS MORTON GROVE	JB WELD STEELSTIK	6.19
195670	02/13/2023	MENARDS MORTON GROVE	ORANGE GOOP TOWELS	18.98
195767	02/15/2023	METROPOLITAN FAMILY SERVICES	CDBG GRANT PY22 5.6A	1,500.00
195597	02/03/2023	MICHAEL CHARLEY	CELL PHONE STIPEND	195.00
195404	02/06/2023	MICHAEL E POLLAK	OUTSIDE LEGAL SERVICES FY2023 - FEBRUARY 2023	2,000.00
195585	02/02/2023	MICHAEL LORGE	CELL PHONE STIPEND	390.00
195644	02/03/2023	MICHAEL ZIEMBA	CELL PHONE STIPEND	195.00
195287	02/02/2023	MIDWEST AIR PRO INC	SERVICE CALL FOR STATION #18	171.50
195288	02/02/2023	MIDWEST AIR PRO INC	SERVICE CALL FOR STATION #17	1,938.83
195434	02/01/2023	MIKE LOCHNER	CELL PHONE STIPEND	195.00
195584	02/10/2023	MITCHELL MUSEUM AMERICAN INDIAN	REVIEW AND DISCUSSION FEES WITH MITCHELL MUSEUM - FINAL PAYMENT	1,000.00
195520	02/08/2023	MOHAMMED YASSEN ANSARI	EFA/DAVID CARRION /8155 N KNOX 1ST FLOOR SKOKIE, IL 60077	1,500.00
195575	02/09/2023	MONROE TRUCK EQUIPMENT	SHIPPING CHARGES FOR INVOICE #5475437	15.00
195348	02/03/2023	MOTOROLA SOLUTIONS-STARCOM NETWORK	BLUETOOTH, KEYLOADING, RADIO PROGRAMMING CABLES	394.20
195412	02/07/2023	MPC COMMUNICATIONS & LIGHTING INC	SQUAD CAR EQUIPMENT REPAIR	243.00
195736	01/31/2023	MUNICIPAL COLLECTION SERVICES LLC	PARKING TICKET COLLECTION FEES	1,220.77
195662	02/13/2023	NEUCO INC	SEAL KIT & GASKET	245.25
195283	02/02/2023	NEUCO INC	SPST ROLLOUT	28.77
195284	02/02/2023	NEUCO INC	2 PIPE D/A	261.62
195536	02/08/2023	NEUCO INC	M/R ROLLOUT /LIMIT SWITCH	77.79
195487	02/07/2023	NICOR GAS	74724 NILES CENTER RD	2,720.02
195250	02/01/2023	NICOR GAS	8135 CENTRAL PARK AVE	167.38
195251	02/01/2023	NICOR GAS	S FARGO 1E LONG	173.50
195719	02/14/2023	NICOR GAS	9050 GROSS POINT RD SKOKIE	2,026.15
195720	02/14/2023	NICOR GAS	9024 GROSS POINT RD	1,890.63
195722	02/14/2023	NICOR GAS	8157 CENTRAL PARK AVE	1,891.86
195379	02/01/2023	NOORUDDIN THARWANI	CELL PHONE STIPEND	195.00
195312	02/02/2023	NORMANDY CONSTRUCTION CO INC.	BD BOND REFUND-9521 DRAKE AVE	300.00
195313	02/02/2023	NORMANDY CONSTRUCTION CO INC.	BD BOND REFUND-5248 SUFFIELD TER	500.00
195314	02/02/2023	NORMANDY CONSTRUCTION CO INC.	BD BOND REFUND-5248 SUFFIELD TER	500.00
195315	02/02/2023	NORMANDY CONSTRUCTION CO INC.	BD BOND REFUND-5248 SUFFIELD TER	250.00
195530	02/08/2023	NORTH SHORE FAUCETS INC	DELTA SINGLE HANDLE VALVE	97.97
195711	02/14/2023	NORTHERN ILL POLICE ALARM SYSTEM	NIPAS EMERGENCY SERVICES FOR 2023/2024 CHARGES -BAKER	5,300.00
195656	02/13/2023	NORTHERN ILL POLICE ALARM SYSTEM	NIPAS MEMBERSHIP FOR 2023/2024 CHARGES -BAKER	400.00
195658	02/13/2023	NORTHERN ILL POLICE ALARM SYSTEM	NIPAS INVOICE FOR 2023/2024 CHARGES -BAKER	1,385.00
195757	02/14/2023	NORTHSHORE OMEGA	ANNUAL DOT GRAMINS	84.00
195778	02/15/2023	NORTHSHORE OMEGA	MISCELLANEOUS INVOICES 2 15 23	1,142.00
195563	02/09/2023	NWBOCA	2023 ANNUAL MEMBERSHIP RENEWAL	170.00
195254	01/31/2023	OFFICE DEPOT INC	OFFICE SUPPLIES	37.99
195255	01/31/2023	OFFICE DEPOT INC	OFFICE SUPPLIES	48.30
195664	02/13/2023	OUI OUI ENTERPRISES LLC	CHANNEL PARK MAINT	460.00
195665	02/13/2023	OUI OUI ENTERPRISES LLC	CHANNEL PARK LOT D MAINT	460.00
195666	02/13/2023	OUI OUI ENTERPRISES LLC	CHANNEL PARK JOB SITE 4588	460.00
195326	02/03/2023	PASTERCZYK, GAIL	UB refund for account: 18883	288.38
195561	02/09/2023	PAUL HUNSICKER	REIMBURSEMENT FOR ICC INSPECTOR CERTIFICATION RENEWAL	110.00

**VILLAGE OF SKOKIE  
VOUCHER REPORT # 19  
FEBRUARY 21, 2023**

Invoice Ref#	FY Date	Vendor	Invoice Description	Amount
195765	02/15/2023	PEER SERVICES INC	CDBG PY22 5.8 Q3	1,395.00
195595	02/10/2023	PERMA SEAL BASEMENT SYSTEMS	BD BOND REFUND-4111 GREENWOOD ST	250.00
195270	02/02/2023	PETROLEUM TECHNOLOGIES EQUIPMENT	SERVICE FOR DIESEL PUMPS	415.30
195684	02/13/2023	PETROLEUM TECHNOLOGIES EQUIPMENT	SERVICE CALL FOR GAS PUMP	631.70
195468	02/07/2023	POMP'S TIRE SERVICE INC	11R22.5 MAXTREAD	912.10
195253	02/01/2023	PRECISE MRM LLC	DATA PLAN	940.00
195661	02/13/2023	PRECISE MRM LLC	HARNESS & MAGNET ANTENNA	237.93
195343	02/03/2023	PRINT XPRESS	J. MCCARTHY BUSINESS CARDS	90.00
195475	02/07/2023	PROPIO LS LLC	PROFESSIONAL SERVICE	6.60
195481	02/07/2023	RACHEL BLUT	JAN PHEP MILEAGE	22.81
195519	02/08/2023	RAFAEL MASOK	EFA/MICKI COLGAN/8844 BRONX AVE #2N SKOKIE, IL 60077	1,500.00
195760	02/14/2023	RAY O'HERRON CO INC	MAGAZINES P320 -MOORE	143.90
195619	02/10/2023	REDS GARDEN CENTER INC	TOPSOIL	312.00
195620	02/10/2023	REDS GARDEN CENTER INC	TOPSOIL	312.00
195621	02/10/2023	REDS GARDEN CENTER INC	TOPSOIL	312.00
195622	02/10/2023	REDS GARDEN CENTER INC	TOPSOIL	390.00
195623	02/10/2023	REDS GARDEN CENTER INC	TOPSOIL	390.00
195624	02/10/2023	REDS GARDEN CENTER INC	TOPSOIL	390.00
195583	02/10/2023	RELX INC DBA LEXIS NEXIS	LEXISNEXIS SUBSCRIPTION JAN 2023	350.00
195618	02/10/2023	ROBERT LAMPEN	GRINDER ST17	35.51
195378	02/01/2023	ROBERT LIBIT	CELL PHONE STIPEND	195.00
195325	02/03/2023	ROGERS & HOLLANDS JEWELERS	BD BOND REFUND-4999 OLD ORCHARD CENTER	500.00
195483	02/07/2023	ROSE PEST SOLUTIONS	JAN ADDITIONAL STOPS	1,080.00
195484	02/07/2023	ROSE PEST SOLUTIONS	FEB MONTHLY SERVICE FEE	1,365.00
195385	02/01/2023	RUSS RIETVELD	CELL PHONE STIPEND	195.00
195373	02/06/2023	RUSSO'S POWER EQUIPMENT INC	CHAIN SAW PARTS FOR POLE SAWS	64.96
195671	02/13/2023	RYAN LLC	PROF SERVICES FOR JANUARY 2023	412.50
195693	02/13/2023	SAFARILAND LLC	HATCH TACTICAL GLOVES -HOWE	36.87
195759	02/14/2023	SAFARILAND LLC	UNIFORM ITEMS -HOWE & MEDINA	122.00
195542	02/08/2023	SAFETY-KLEEN SYSTEMS, INC.	WASHER SOLVENT	1,009.16
195549	02/02/2023	SAMANTHA MAXIMILIAN	CELL PHONE STIPEND	195.00
195403	02/06/2023	SHARPER DOT PRINTING INC	LEAVE REQUEST FORMS	466.50
195534	02/08/2023	SIEVERT CRANE & HOIST	REPAIR HOIST @ STATION #16	299.40
195410	02/07/2023	SIMON UNIFORM COMPANY INC	UNIFORMS	104.00
195361	02/06/2023	SIMON UNIFORM COMPANY INC	UNIFORMS	600.00
195362	02/06/2023	SIMON UNIFORM COMPANY INC	UNIFORMS	104.00
195357	02/06/2023	SIMON UNIFORM COMPANY INC	UNIFORMS	177.00
195358	02/06/2023	SIMON UNIFORM COMPANY INC	UNIFORMS	59.00
195359	02/06/2023	SIMON UNIFORM COMPANY INC	UNIFORMS	156.00
195628	02/13/2023	SKOKIE PAINT & WALLPAPER	MIN ROLLER 10 PK	18.39
195683	02/13/2023	SPRAYING SYSTEMS CO	TEEJET BRANSS CAP	115.02
195754	10/04/2022	STAPLES INC.	OFFICE SUPPLIES FOR FD	154.16
195518	02/08/2023	STEVE HEIN	BD BOND REFUND-8025 LAMON AVE	500.00
195557	02/09/2023	STEVE KLOCKO	REIMBURSEMENT TO S KLOCKO - POLO SHIRTS - UNIFORM	123.10
195402	02/01/2023	STEVEN LESNIEWICZ	CELL PHONE STIPEND	195.00
195389	02/06/2023	SUNRUN INSTALLATION SERVICES	BD BOND REFUND-9011 KOLMAR AVE	300.00
195550	02/08/2023	TAMAR GELLER	BD BOND REFUND-4126 SUFFILED CT	1,000.00
195551	02/08/2023	TAMAR GELLER	BD BOND REFUND-4126 SUFFILED CT	250.00
195552	02/08/2023	TAMAR GELLER	BD BOND REFUND-4126 SUFFIELD CT	500.00



**VILLAGE OF SKOKIE  
VOUCHER REPORT # 19  
FEBRUARY 21, 2023**

Invoice Ref#	FY Date	Vendor	Invoice Description	Amount
195553	02/08/2023	TAMAR GELLER	BD BOND REFUND-4126 SUFFIELD CT	1,500.00
195771	02/15/2023	THE CHILDREN'S ADVOCACY CENTER	CDBG GRANT PY22 5.9A Q3	1,860.00
195513	02/07/2023	THERMOWORKS INC	MINOR TOOLS	156.68
195390	02/01/2023	THOMAS DORAN	CELL PHONE STIPEND	195.00
195724	02/14/2023	THOMSON REUTERS - WEST	CLEAR INVESTIGATIVE SUITE MONTHLY CHARGES -JANUARY 2023	679.14
195256	01/31/2023	TIFFANY KELLY- SOUND INSIGHT	V&H SCREENINGS - JAN 23	5,845.00
195384	02/01/2023	TIMOTHY GRAMINS	CELL PHONE STIPEND	195.00
195295	02/02/2023	TIMOTHY HARTOGH	DRONE TEST REIMBURSEMENT	175.00
195776	02/15/2023	TRAFFIC CONTROL & PROTECTION	MISCELLANEOUS ITEMS FOR SIGN SHOP	540.00
195702	02/14/2023	TRANSYSTEMS CORPORATION	GROSS POINT ROAD DESIGN SERVICES	875.37
195660	02/13/2023	UPS	WEEKLY CHARGE	32.16
195252	02/01/2023	UPS	WEEKLY SERVICE CHARGE	30.00
195415	02/07/2023	UPS	WEEKLY CHARGE	32.29
195682	02/13/2023	USA BLUE BOOK	ANTI-SEIZE 1LB	266.98
195567	02/02/2023	VALDES LLC	BULK DIESEL EXHAUST FLUID	197.17
195544	02/08/2023	VALDES LLC	2 BARRELS OF WASHER FLUID	309.90
195672	02/13/2023	VERIZON CONNECT	JAN SERVICE CHARGE	32.38
195515	02/07/2023	W S DARLEY & CO	FIRE GEAR	7,989.00
195354	02/04/2023	W S DARLEY & CO	FF GEAR PURCHASE	7,989.00
195355	02/04/2023	W S DARLEY & CO	FIREFIGHTING GEAR REPLACEMENT	7,989.00
195356	02/04/2023	W S DARLEY & CO	FIREFIGHTER GEAR REPLACEMENT	5,326.00
195260	02/01/2023	W S DARLEY & CO	FF GEAR REPLACEMENT	617.74
195263	02/02/2023	WAREHOUSE DIRECT	PAPER SUPPLIES / HANDWASH FOR ALL STATIONS	1,292.80
195264	02/02/2023	WAREHOUSE DIRECT	ZEP-O-SHINE CONCENTRADED CAR WASH	269.62
195266	02/02/2023	WAREHOUSE DIRECT	TOWELS	306.24
195388	02/06/2023	WAREHOUSE DIRECT	MISCELLANEOUS ITEMS FOR ENGINEERING	101.96
195376	02/06/2023	WATERWAY GAS & WASH COMPANY	DECEMBER 2022 PW	8.00
195717	02/14/2023	WATERWAY GAS & WASH COMPANY	PD CAR WASH SERVICES FOR DECEMBER 2022	198.00
195529	02/08/2023	WEBMARC DOORS	DOOR REPAIR @ VILLAGE HALL	742.90
195424	02/07/2023	WHOLESALE DIRECT INC	POWER DIST. UNIT	455.86
195286	02/02/2023	WHOLESALE DIRECT INC	HYDRAULIC MOTOR	307.74
195732	02/06/2023	WILLIAM ENDRE	CELL PHONE STIPEND	390.00
195257	02/01/2023	WOODLAND VALUATION SERVICES	COMMERCIAL PROPERTY - 8149 LINCOLN AVE	2,400.00
195258	02/01/2023	WOODLAND VALUATION SERVICES	TERMINAL STREET VACATION - SE SIDE OF GROSS PT RD - ADJ TO 8939 GROSS PT RD	1,850.00
195324	02/02/2023	ZIEBELL WATER SERVICES PRODUCTS	FIRE HYDRANTS	\$ 62,656.00
Total:				<u>\$ 999,039.83</u>

**Memorandum**  
**Mayor's Office**

**TO:** Board of Trustees  
**FROM:**   
Mayor  
**DATE:** February 21, 2023  
**SUBJECT:** Appointment, Resignations

\*A Appointment

Commission on Family Services  
Melissa Ponce

\*B Resignations

Beautification & Improvement Commission  
Joshua Shpayher


Commission on Family Services  
Laila Iqbal  
Nicole Perry

Plan Commission  
Sheila Lakhani

Public Safety Commission  
Frank Ippolito

**Memorandum**  
**Manager's Office**

TO: The Honorable Mayor and  
Board of Trustees  
Village Clerk  
Corporation Counsel

FROM:   
John T. Lockerby, Village Manager

DATE: February 16, 2023

SUBJECT: **MANAGER'S REPORT**  
**BOARD MEETING OF TUESDAY, FEBRUARY 21, 2023**

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**A. Request for Executive Session.**

Pursuant to Section 2, Paragraph C.5 of the State of Illinois Open Meetings Act, a closed session is requested and to adjourn therefrom.

**Memorandum  
Corporation Counsel's Office**

TO: The Honorable Mayor and Board of Trustees

FROM:

  
Michael M. Lorge, Corporation Counsel

DATE: February 14, 2023

**SUBJECT: February 21, 2023 Corporation Counsel's Report**

**\*A. Ordinance, 2022-29P, Site Plan Approval, Planned Development, 8029-8047 Skokie Boulevard**

Item **A** is on the consent agenda for second reading and adoption. The first reading was on December 19, 2022.

This ordinance will grant site plan approval to construct and establish a mixed use building, to include upper-story residential over commercial uses in a CX Core Mixed use district, commonly known as 8029-8047 Skokie Boulevard, Skokie, Illinois. The building will be a six (6) story mixed-use building with 56 residential units, 5,837 square feet of commercial and amenity ground floor space, and a combination of 78 indoor and outdoor parking spaces. The development will have 14 outside guest spaces with access from the alley. Three (3) units within the development will be designated for rents affordable at 100% of Area Median Income (AMI) for a period of 20 years. Additionally, various relief is granted from the Skokie Village Code.

**\*B. Ordinance, 2022-30P, Plat of Subdivision with Dedication, 8029-8047 Skokie Boulevard**

Item **B** is on the consent agenda for second reading and adoption. The first reading was on December 19, 2022.

This ordinance will approve and accept a plat of subdivision for the property located at 8029-8047 Skokie Boulevard, Skokie, Illinois in an CX Core Mixed Use district. The property was previously consolidated from nine (9) PINS into the current single PIN. However, a consolidation of PINs does not revise the legal description for a property. Therefore, a subdivision is necessary.

Additionally, a portion of property measuring 2.0 feet x 227.53 feet adjacent to the public alley located immediately south of Keeney Street and east of Skokie Boulevard Road is being dedicated for the purpose of utilization as a public alley.

**C. Ordinance, Compensation for Appointed Officials, FY2023**

Item **C** is on the agenda for first reading and will be on the March 7, 2023 agenda for second reading and adoption.

This ordinance will establish the compensation for the Village Manager, Deputy Village Clerk, Corporation Counsel and Assistant Corporation Counsels for FY2023, pursuant to Chapter 2, Article III, of the Skokie Village Code and is consistent with the Village budget.

**D. Ordinance, Repeal of Various Special Use Permit Ordinances, Multiple Locations**

Item **D** is on the agenda for first reading and will be on the March 7, 2023 agenda for second reading and adoption.

This ordinance will repeal special use permit and site plan ordinances that are no longer being utilized. The Community Development Department has conducted detailed review of all active and inactive special use permits and site plan approvals, and has found 18 of them are no longer needed because the respective property is not currently being used in a manner consistent with the ordinance. Notice was mailed to all property owners affected by the repeal and no property owner objected. This reduction in the number of active permits will result in improved enforcement.

cc: Pramod Shah  
John Lockerby

THIS ORDINANCE MAY BE CITED AS  
VILLAGE ORDINANCE NUMBER  
**23-2-Z-**

**AN ORDINANCE GRANTING SITE PLAN APPROVAL FOR THE  
CONSTRUCTION AND ESTABLISHMENT OF PLANNED  
DEVELOPMENT AT 8029-8047 SKOKIE BOULEVARD, SKOKIE,  
ILLINOIS, IN A CX CORE MIXED USE DISTRICT, AND VARIOUS RELIEF  
FROM THE SKOKIE VILLAGE CODE**

1           **WHEREAS**, the owner (hereinafter "Petitioner") of the following described real property:

2  
3           LOTS 7, 8, 9 AND THE NORTHWESTERLY 5.6 FEET OF LOT 10 (EXCEPT THAT  
4           PART OF SAID LOTS LYING WESTERLY OF A CURVED LINE, THE RADIUS OF  
5           WHICH IS 960 FEET AND BEING TANGENT TO A LINE PARALLEL WITH AND 40  
6           FEET EAST OF THE WEST LINE OF SECTION 22, TOWNSHIP 41 NORTH, RANGE  
7           13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AT A POINT 6.18 FEET NORTH  
8           OF THE SOUTH LINE OF LOT 4 IN NILES CENTER STATION SUBDIVISION AND  
9           TANGENT TO A LINE PARALLEL WITH AND 70 FEET NORTHEASTERLY OF  
10          (MEASURED AT RIGHT ANGLES) THE SOUTHWESTERLY LINE OF CICERO  
11          AVENUE AT A POINT 5.6 FEET SOUTHEASTERLY FROM THE  
12          NORTHWESTERLY LINE OF LOT 10 IN SAID SUBDIVISION. ALSO: THE  
13          SOUTHEASTERLY 19.4 FEET OF LOT 10 (EXCEPT THE SOUTHWESTERLY 20.0  
14          FEET) AND ALL OF LOTS 11, 12, 13, 14 AND 15 (EXCEPTING THE  
15          SOUTHWESTERLY 20 FEET OF SAID LOTS), ALL IN NILES CENTER STATION  
16          SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 41  
17          NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK  
18          COUNTY, ILLINOIS.

19  
20           PIN: 10-22-325-032-0000

21          more commonly described as 8029-8047 Skokie Boulevard, Skokie, Illinois (hereinafter  
22          "Subject Property"), petitioned the Village of Skokie for site plan approval to construct and  
23          establish a mixed use building, to include upper-story residential over nonresidential uses in a  
24          CX Core Mixed use district; and

25           **WHEREAS**, the anticipated building will be a six (6) story mixed-use commercial and  
26          residential building with 56 residential units, 5,837 SF of commercial and amenity ground  
27          floor space, and a combination of 78 indoor and outdoor parking spaces; and

28           **WHEREAS**, the development will have 14 outside guest spaces with access from the  
29          alley. Parking for additional cars will need to come from separate off-site arrangements or  
30          in public lots in the neighborhood; and

1       **WHEREAS**, petitioner has requested relief from the following sections of the Skokie Village  
2 Code:

- 3       • §118-184(c)(3) - to allow a retail depth of less than 24'.
- 4       • §118-184(c)(4) - to allow less than 50% of the building façade to abut the public  
5 sidewalk.
- 6       • §118-184(c)(5) - to allow restricted uses, in addition to permitted and special  
7 uses, for a minimum of 60% of the first floor linear frontage.
- 8       • §118-212(c) - to allow a drive aisle to be less than 24' wide when serving 20 or  
9 more parking spaces.
- 10       • §118-212(i)(10) - to waive the 5' clear walkway requirement for the alley parking  
11 spaces.
- 12       • §118-233(e) - to waive the requirement of 1 internal parking lot tree for every 15  
13 parking spaces.
- 14       • §118-52 - to allow 1 or more sight distance triangles to be less than 15'; and

15       **WHEREAS**, Petitioner has pledged three (3) units within the development be  
16 designated for rents affordable at 100% of Area Median Income (AMI) for a period of 20 years.  
17 The composition of the units would reflect the units of the apartment complex: one 1  
18 bedroom/1 bath, one 1 bedroom/den/1 bath, and one 2 bedroom/2 bath; and

19       **WHEREAS**, the Skokie Plan Commission, at a public hearing duly held on August 18,  
20 2022: (i) determined that proper legal notice had been achieved, (ii) made the appropriate  
21 findings of fact in the affirmative, as required under Section 118-6(g) of the Skokie Village  
22 Code, and (iii) voted to recommend to the Mayor and Board of Trustees that (a) the requested  
23 site plan approval be granted subject to certain conditions, and (b) relief be granted from  
24 various sections of the Skokie Village Code; and

25       **WHEREAS**, the Mayor and Board of Trustees, at a public meeting duly held on December  
26 19, 2022, voted to concur in the aforesaid recommendations and findings of fact of the Skokie Plan  
27 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 Site Plan approval requested by the petitioner to construct and  
31 establish a mixed use building, to include upper-story residential over nonresidential uses in  
32 Core Mixed use district Planned Development at the property legally described above and  
33 commonly known as 8029 – 8047 Skokie Boulevard in a CX Core Mixed use district is hereby  
34 granted and approved subject to each of the conditions set forth below:

- 35       1. The petitioner shall develop the Subject Property in substantial conformance with  
36 the final Village approved site plans dated March 23, 2022,  
37 engineering plans dated March 23, 2022, landscape plans dated March 23, 2022,  
38 sign plans dated March 23, 2022, and building elevations dated March 23, 2022.

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2. Provide 3 units within the project be designated for rents affordable at 100% of Area Median Income (AMI) for a period of 20 years. The composition of the units will consist of one 1 bedroom/1 bath, one 1 bedroom/ den/ 1 bath, and one 2 bedroom/2 bath.
3. Prior to the issuance of building permits, the petitioner shall submit for approval a lighting photometrics plan, fully developed civil engineering plans that comply with the county WMO requirements and Village's stormwater control provisions, and redevelopment engineering plans to address all aspects of private and public utility services. Any reconfigurations within state ROW will require an IDOT highway/utility permit.
4. The proposed development shall have a maximum gross Retail Street floor area of 5,837 SF.
5. New parking lot and exterior lighting shall meet Illuminating Engineering Society of North America (IES) standards, be full cut-off design, and be directed away from adjacent properties, subject to the approval of the Engineering Division.
6. Any outdoor sound systems shall at all times maintain audio levels that are compliant with the Skokie Village Code.
7. All existing damaged public sidewalks or public sidewalks damaged due to the implementation of this plan shall be replaced.
8. No objects are allowed within a 15' sight distance triangle in all non-residential zoning districts between 30" and 84" in height from grade, except traffic control devices listed in the Manual on Uniform Traffic Control Devices and as indicated in the approved site plan and floor plans.
9. Prior to the issuance of building permits, the petitioner shall submit a temporary pedestrian, bicycle, and transit circulation plan for the public right-of-way, including routing, signage, and barriers, to be in place prior to the commencement of construction, subject to the approval of the Engineering Division. If during construction any lane closures or sidewalk closures are intended in the public right-of-way, the owner/contractor must apply for Public Way Obstruction or Use permit with Engineering. The application may be obtained with engineering or on Village website. Traffic control plan and fees will apply.
10. Provide a formal response letter addressing all staff report comments in the next submittal.
11. All fencing, walls, sidewalks, driveways, curbs, wheel stops, parking areas, signage, landscaping, structures, and any other facilities or infrastructure on the Subject Property shall be maintained in a good state of repair, and when needed, be repaired or replaced in a timely manner.



- 1 12. All private and public sidewalks shall be maintained free of snow, ice, sleet, or  
2 other objects that may impede travel.
- 3
- 4 13. Trash shall only be allowed within a designated trash enclosure and shall be  
5 screened from public view in an enclosure approved by the Appearance  
6 Commission. All trash shall be contained in such a way as to remain out of sight  
7 at all times, except for waste receptacles referenced in Condition Number 13  
8 below.
- 9
- 10 14. Waste receptacles shall be placed on the Subject Property for the use of  
11 customers, and that the Health and Human Services Department shall  
12 determine the size, type, and location of these units, if food is sold in the  
13 commercial tenant spaces.
- 14
- 15 15. All off-street parking spaces shall be legibly striped and maintained.
- 16
- 17 16. Any plan to modify parking lot striping must be approved by the Director of  
18 Engineering.
- 19
- 20 17. The proposed development shall have a minimum of 77 off-street vehicle parking  
21 spaces, including 4 handicapped parking spaces, and a minimum of 12 bicycle  
22 parking spaces.
- 23
- 24 18. The handicapped parking spaces shall be installed and maintained in  
25 compliance with State of Illinois Accessibility Standards and the Skokie Village  
26 Code, including required signage.
- 27
- 28 19. Vehicles shall not be allowed to be parked in or otherwise block common  
29 driveways, sidewalks, aisles, or other points of access at any time, shall only be  
30 parked in designated parking spaces, and shall not overlap the striped lines of  
31 designated parking spaces.
- 32
- 33 20. The owner of the Subject Property and its tenants shall ensure that residents and  
34 commercial tenant(s) park on the Subject Property.
- 35
- 36 21. No required parking space on the site may be for the exclusive use of any  
37 commercial tenant.
- 38
- 39 22. The northern 14 parking spaces off the alley are reserved for short-term  
40 residential guests of the building and may not be used for parking vehicles of  
41 residents of the building.
- 42
- 43 23. All parking areas must be paved, drained, curbed, and landscaped to Village  
44 standards.
- 45
- 46 24. Upon the passage of the ordinance by the Board of Trustees, the Mylar of the  
47 subdivision/dedication must be submitted to the Village with all signatures other  
48 than Village staff or officials.
- 49

- 1 25. Cable access shall not be denied to any residents in the building. All cable  
2 providers shall be given access to provide service. All cable and other fixtures  
3 necessary to provide service to the building shall be placed underground and  
4 conduit shall be provided inside the building for wiring.  
5
- 6 26. Prior to issuance of building permits, the petitioner shall submit evidence of  
7 issuance of permits for the construction and operation of the water main and  
8 associated equipment by the Illinois Environmental Protection Agency (IEPA) or  
9 provide a determination by IEPA that such permits are not required. Water  
10 mains that feed multiple building structures and/or create a "looped" system that  
11 require an IEPA permit will also require an easement and custodial agreement  
12 with the Village.  
13
- 14 27. All overhead utilities on or serving the Subject Property shall be placed  
15 underground or relocated. The petitioner shall bear the full cost of this utility  
16 relocation and/or conflicts.  
17
- 18 28. The petitioner shall sign an "Agreement for Installation and Maintenance of  
19 Landscaping" to assure that the Subject Property and parkway landscaping is  
20 completed and maintained, including trimming, watering, and replacing of dead  
21 plant materials in a timely manner in accordance with the final approved  
22 landscape plan. A copy of said Agreement is attached hereto, marked Exhibit "A"  
23 and hereby made part of this Ordinance. This "Agreement for Installation and  
24 Maintenance of Landscaping" shall be recorded at the petitioner's expense.  
25
- 26 29. All new construction, alterations, and remodeling shall meet current International  
27 Building and NFPA Life Safety Codes as amended.  
28
- 29 30. The petitioner shall obtain all required permits and approvals for improvements  
30 to County, State, or Federal rights-of-way from the governing jurisdiction.  
31
- 32 31. The Subject Property must conform to the Village's storm water control  
33 requirements as contained in the Skokie Village Code, including the  
34 disconnection of any downspouts.  
35
- 36 32. All signage shall conform to the Skokie Village Code. Any sign on the Subject  
37 Property that is in violation of that Code must be removed or modified to conform  
38 with the Village Code prior to the issuance of an occupancy permit.  
39
- 40 33. All modifications to building elevations, signage, and landscaping shall be  
41 subject to the review and approval of the Skokie Appearance Commission.  
42
- 43 34. The petitioner shall submit to the Planning Division electronic files of the site plan  
44 and landscape plan in their approved and finalized form.  
45
- 46 35. Prior to the issuance of building permits, the petitioner shall submit to the  
47 Planning Division of the Community Development Department the name,  
48 property address, email address, and telephone number of the company and

1 contact person responsible for site maintenance in compliance with this site plan  
2 approval.  
3

4 36. If work is to be performed on public property or if public property is utilized or  
5 impacted during construction and/or development, the owner shall provide, or  
6 shall cause the developer and/or contractor to provide, the Village of Skokie with  
7 a certificate of insurance naming the Village of Skokie as additionally insured for  
8 any and all claims related to any and all work. The owner shall hold, and shall  
9 cause the developer and/or contractor to hold, the Village of Skokie harmless  
10 and indemnify the Village for any and all claims for property damage or personal  
11 injury related to work on or use of public property.  
12

13 37. The petitioner shall comply with all Federal and State statutes, laws, rules and  
14 regulations and all Village codes, ordinances, rules, and regulations.  
15

16 38. Failure to abide by any and all terms of this Ordinance shall be cause for the  
17 Village to initiate hearings to determine whether the subject Ordinance, as well  
18 as any applicable business licenses, should be revised or revoked. The  
19 petitioner shall pay all costs related to any hearings conducted as a result of  
20 non-compliance with any of the provisions of the enabling ordinance. The costs  
21 shall include but not be limited to court reporter fees, attorney fees, and staff  
22 time required researching and conducting said hearing.  
23

24 39. A screened garbage corral with an impermeable surface shall be provided to  
25 contain all dumpsters.  
26

27 40. No tables or eating counters shall be allowed at food establishments. The  
28 addition of tables or eating counters shall constitute the addition of a food service  
29 use at that location, and all additional regulations for that food service use shall  
30 apply.  
31

32 41. At least once during every 4 hours of operation and before opening and closing  
33 of the business, employees shall patrol the Subject Property and clear it of  
34 debris.  
35

36 42. The sale of open alcoholic beverages at carryout restaurants is prohibited.  
37

38 43. The owner of every occupied commercial premises used for the sale of  
39 packaged or prepared food and the sale of automotive products shall supply at  
40 least one approved covered container for litter at the main entrance to the  
41 premises for use by customers. The owner of the premises shall be responsible  
42 for the removal of litter every four hours.  
43

44 44. Barriers, fencing, landscaping, and other features shall be utilized to define the  
45 outdoor dining area.  
46

47 45. Hours of operation for the outdoor dining shall be limited to between 8:00 AM  
48 and 10:00 PM, but not longer than the posted operational hours of the associated

1 food service facility, if the facility opens later and/or closes earlier than these  
2 hours.

3  
4 46. Dates of operation shall be limited to between April 1 and October 31 in a  
5 calendar year.

6  
7 47. The outdoor dining area shall be exempt from the parking regulations if used or  
8 set up less than 7 months in a calendar year.

9  
10 48. All food preparation must take place inside the associated food service  
11 establishment.

12  
13 49. Adequate refuse disposal shall exist as determined by the Health Department.

14  
15 50. Advertising or promotional features shall be limited to umbrellas or canopies.

16  
17 51. All applicable village and state health requirements shall be met.

18  
19 52. Dining areas will be reviewed each year during the annual restaurant inspection.  
20 The outdoor dining permit may be revoked by the Village Manager at any time on  
21 14 days' notice for failure to comply with the regulations set forth in this  
22 subsection.

23  
24 53. The outdoor dining area shall not be enclosed on more than two sides with walls  
25 if roofed over.

26  
27 54. The outdoor dining area must be located on a surface approved by the Village  
28 Manager or designee.

29  
30 55. The outdoor dining area shall not be located in a required parking space or block  
31 a public sidewalk.

32  
33 56. The outdoor dining shall be on the same lot or within a development that  
34 received site plan approval as its associated food service establishment.

35  
36 57. An outdoor dining area shall not be located within a 15-foot sight distance  
37 triangle or within 3' from any public alley.

38  
39 58. The use of public right-of-way for outdoor furniture and appurtenances shall only  
40 be permitted incidental to the operation of a restaurant on private abutting  
41 property and the outdoor dining area shall not extend laterally beyond the  
42 frontage of the permittee's establishment.

43  
44 58. All public sidewalks and parkways shall be maintained in accordance with §90-  
45 43 and §118-187.

46  
47 59. A Use of Public Way for Outdoor Dining Agreement between the Village and  
48 both the operator of the food service and the abutting land owner shall be  
49 approved by the Village.

1           **Section 2:** That relief is hereby granted from the following section of Chapter 118  
2 of the Skokie Village Code:

- 3
- 4           • §118-184(c)(3) - to allow a retail depth of less than 24'.
- 5           • §118-184(c)(4) - to allow less than 50% of the building façade to abut the public
- 6           sidewalk.
- 7           • §118-184(c)(5) - to allow restricted uses, in addition to permitted and special
- 8           uses, for a minimum of 60% of the first floor linear frontage.
- 9           • §118-212(c) - to allow a drive aisle to be less than 24' wide when serving 20 or
- 10           more parking spaces.
- 11           • §118-212(i)(10) - to waive the 5' clear walkway requirement for the alley parking
- 12           spaces.
- 13           • §118-233(e) - to waive the requirement of 1 internal parking lot tree for every 15
- 14           parking spaces.
- 15           §118-52 - to allow 1 or more sight distance triangles to be less than 15'

16  
17           **Section 3:** That a notice of the approval of this Ordinance incorporating the  
18 conditions contained herein shall be executed by the owner of the property in writing and  
19 duly recorded with the Cook County Clerk's Office at the owner's expense.

20           **Section 4:** That this Ordinance shall be in full force and effect from and after its  
21 passage, approval, and recordation as provided by law.

22           **ADOPTED** this            day of February, 2023.

23  
24           \_\_\_\_\_

Village Clerk

25 Ayes:

26 Nays:

27 Absent:

28           Approved by me this            day of  
29 February, 2023.

29 Attested and filed in my  
30 office this            day of  
31 February, 2023.

32  
33           \_\_\_\_\_

Mayor, Village of Skokie

34  
35           \_\_\_\_\_

Village Clerk

**Exhibit A**

**AGREEMENT FOR  
INSTALLATION AND  
MAINTENANCE OF  
LANDSCAPING**

Plan Commission Case  
2022-29P

This Agreement is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2023 by and between BAS 5 Development, hereinafter referred to as "PROPERTY OWNER", and the VILLAGE OF SKOKIE, an Illinois municipal corporation, hereinafter referred to as "VILLAGE". The parties to this Agreement hereby agree as follows:

**PROPERTY OWNER** is the owner of real property located in the Village of Skokie,

PINS: 10-22-325-032-0000

1. At or near the time of execution of this Agreement, the VILLAGE granted an Occupancy Permit, Business License, Site Plan Approval or Special Use Permit hereinafter collectively referred to as "permit" pursuant to state statutes and local ordinances.
2. By the terms of the aforesaid permit, the **PROPERTY OWNER** is required to install and maintain landscaping in accordance with the plan dated March 23, 2022, or as it may be subsequently revised with the approval of the Village Manager, or designee, and the Corporation Counsel.
3. The parties to this Agreement recognize that the installation and maintenance of landscaping is an integral part of the **PROPERTY OWNER's** plan for development and/or use of the property and is necessary to carry out the purpose and intent of the VILLAGE's land use objectives, and that the permit would not have been approved by the VILLAGE without the assurance that this Agreement would be executed by the **PROPERTY OWNER**.
4. The purpose of this Agreement is to assure:
  - (a) installation of the landscaping in accordance with the landscaping plan approved by the VILLAGE, and
  - (b) continued maintenance and care of the landscaping, including any landscaping indicated in the parkway area.
5. The property, which is the subject matter of this Agreement, is legally described above. The portions of the Subject Property which are to be landscaped and maintained pursuant to the terms and conditions of this Agreement are indicated on the Landscape Plan attached hereto, marked Exhibit "1" and are hereby made a part of this Agreement.
6. **PROPERTY OWNER** agrees that the installation and maintenance of the landscaping which is required in accordance with the permit issued by the VILLAGE

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and this Agreement will materially benefit the Subject Property. Such landscaping is necessary in order for the PROPERTY OWNER to comply with the conditions of the permit issued or granted by the VILLAGE for the PROPERTY OWNER's requested development or use of the property.

7. **PROPERTY OWNER** shall diligently maintain and care for the landscaping which is installed and required by the permit and this Agreement, using generally accepted methods of cultivation and watering. The **PROPERTY OWNER** shall maintain a standard of care necessary to prevent the landscaping from deteriorating to the extent that its value as landscaping is destroyed. If Exhibit "1", attached hereto or permit specifies maintenance standards or procedures, such procedures are hereby adopted as part of this Agreement, and by such adoption, become enforcement conditions of this Agreement.
8. Failure to maintain the landscaping as required by this Agreement shall be a nuisance. In the event the **PROPERTY OWNER** fails to meet the standard of maintenance necessary to keep the landscaping in a healthy condition as required by this Agreement, the **VILLAGE** shall give written notice of the deficiency to the **PROPERTY OWNER** who shall have 20 days to make the necessary correction or replacement. If such correction or replacement is not made within the aforesaid 20-day period, the **VILLAGE** may elect to abate the nuisance and take necessary action to assure that the landscaping is replaced and/or maintained. In the event, the **VILLAGE** so elects; the **VILLAGE** shall serve notice of its intent to enter the premises for this purpose. The **VILLAGE** shall either personally serve the notice upon the **PROPERTY OWNER** or mail a copy of it by certified mail to the **PROPERTY OWNER's** last known address, or as shown on the tax rolls, at least 15 days in advance of the date when the **VILLAGE** or its agent intends to enter the premises.
9. For this purpose, the **VILLAGE** or its agent may enter upon the property and perform such work as it considers reasonably necessary and proper to restore, maintain, or replace the landscaping required by this Agreement. The **VILLAGE** may act either through its own employees or through an independent contractor.
10. The **VILLAGE** shall be entitled to reimbursement for abating the nuisance in restoring, maintaining or replacing the landscaping, provided that the **VILLAGE** follows the procedures set forth in this Agreement. Costs shall include but shall not be limited to actual costs incurred by the **VILLAGE** and administrative costs. The **VILLAGE** shall make demand upon the **PROPERTY OWNER** for payment. If the **PROPERTY OWNER** fails to pay the costs within 30 days of the date on which demand is made, the **VILLAGE** may cause a lien to be placed on the Subject Property. The **VILLAGE** may record a notice with the Recorder of Deeds for Cook County stating that it has incurred expenses under the terms this Landscape Agreement. The **VILLAGE** shall be entitled to collect interest at the statutory rate on the amount owed.
11. In addition to having a lien placed on the Subject Property, the **VILLAGE** may institute a legal action to collect the amount owed. The **PROPERTY OWNER** agrees to pay the **VILLAGE** a reasonable sum for attorney's fees and court costs.
12. If either party upon the execution of this Agreement or during the course of performance considers that it is necessary to have the **PROPERTY OWNER** post

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additional security to guarantee the performance of his obligations hereunder, the VILLAGE may require the PROPERTY OWNER to post additional security. The VILLAGE may require either a cash deposit or a surety bond guaranteeing performance in a form signed by sureties satisfactory to the VILLAGE. The condition of the security shall be that if the PROPERTY OWNER fails to perform any obligation under this Agreement, the VILLAGE may, act on behalf of the PROPERTY OWNER and use the proceeds of the cash bond, or in the case of a surety bond, require the securities to perform the obligations of this Agreement.

13. The PROPERTY OWNER hereby agrees to indemnify and hold harmless the VILLAGE, its trustees, officials, employees and agents for any costs, claims, actions or causes of action for personal injury, property damage or otherwise, including reasonable attorney's fees, which may arise from the VILLAGE exercising any of its rights or obligations and performance under this Agreement.
14. All notices required or to be given pursuant hereto shall be in writing and either delivered personally or by a nationally recognized "over-night" courier service or mailed by United States certified or registered mail, postage prepaid, addressed to the VILLAGE and the PROPERTY OWNER as follows:

<p><b>If to VILLAGE:</b>  Village of Skokie  5127 Oakton Street  Skokie, IL 60077  Attention: Village Clerk</p> <p>With copies to:  Village Manager  Village of Skokie  5127 Oakton Street  Skokie, IL 60077</p> <p>Corporation Counsel  Village of Skokie  5127 Oakton Street  Skokie, IL 60077</p>	<p><b>If to the PROPERTY OWNER:</b></p>
--	---

Either Party may change the names and addresses of the persons to whom notices or copies thereof shall be delivered, by written notice to the other Party, as the case may be, in the manner herein provided for the service of notice.

15. The Parties and the individuals whose signature is affixed to this Agreement, each acting with due authority have executed this Agreement.
16. This Agreement pertains to, runs with the Subject Property, and shall be binding on the successors, assigns, and heirs in interest.
17. This Agreement shall be recorded at the PROPERTY OWNER's expense in the Cook County Clerk's Office.



IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year written above.

**PROPERTY OWNER**

**VILLAGE OF SKOKIE**

By: \_\_\_\_\_

By: \_\_\_\_\_

its Village Manager

Title: \_\_\_\_\_

ATTEST:

ATTEST:

\_\_\_\_\_

\_\_\_\_\_

its Village Clerk

Its: \_\_\_\_\_

State of \_\_\_\_\_

State of \_\_\_\_\_

County of \_\_\_\_\_

County of \_\_\_\_\_

Subscribed and sworn or affirmed to before me

Subscribed and sworn or affirmed to before me

This \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_

This \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Signature of Notary Public

My Commission Expires \_\_\_\_\_

My Commission Expires \_\_\_\_\_



EXHIBIT "1"

THIS ORDINANCE MAY BE CITED AS  
VILLAGE ORDINANCE NUMBER  
23-2-Z-

**AN ORDINANCE APPROVING A PLAT OF SUBDIVISION  
FOR PROPERTY LOCATED AT 8029-8047 SKOKIE  
BOULEVARD, SKOKIE, ILLINOIS, IN A  
CX CORE MIXED USE DISTRICT WITH A DEDICATION**

1       **WHEREAS**, the owner of the following described real property:

2               LOTS 7, 8, 9 AND THE NORTHWESTERLY 5.6 FEET OF LOT 10 (EXCEPT THAT  
3               PART OF SAID LOTS LYING WESTERLY OF A CURVED LINE, THE RADIUS OF  
4               WHICH IS 960 FEET AND BEING TANGENT TO A LINE PARALLEL WITH AND 40  
5               FEET EAST OF THE WEST LINE OF SECTION 22, TOWNSHIP 41 NORTH, RANGE  
6               13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AT A POINT 6.18 FEET NORTH  
7               OF THE SOUTH LINE OF LOT 4 IN NILES CENTER STATION SUBDIVISION AND  
8               TANGENT TO A LINE PARALLEL WITH AND 70 FEET NORTHEASTERLY OF  
9               (MEASURED AT RIGHT ANGLES) THE SOUTHWESTERLY LINE OF CICERO  
10              AVENUE AT A POINT 5.6 FEET SOUTHEASTERLY FROM THE  
11              NORTHWESTERLY LINE OF LOT 10 IN SAID SUBDIVISION. ALSO: THE  
12              SOUTHEASTERLY 19.4 FEET OF LOT 10 (EXCEPT THE SOUTHWESTERLY 20.0  
13              FEET) AND ALL OF LOTS 11, 12, 13, 14 AND 15 (EXCEPTING THE  
14              SOUTHWESTERLY 20 FEET OF SAID LOTS), ALL IN NILES CENTER STATION  
15              SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 41  
16              NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK  
17              COUNTY, ILLINOIS.

18              PIN:10-22-325-032-0000

19       more commonly known as 8029-8047 Skokie Boulevard, Skokie, Illinois (hereinafter the  
20       “Subject Property”) in a CX Core Mixed Use district, petitioned the Village of Skokie for a  
21       subdivision of the Subject Property, as depicted on the “Levitas 2nd Subdivision” plat dated  
22       July 7, 2022 and revised February 2, 2023, a copy of which is attached hereto as Exhibit  
23       “1”; and

24  
25       **WHEREAS**, the owner has previously consolidated nine (9) PINS: 10-22-325-001-  
26       0000,10-22-325-002-0000,10-22-325-003-0000, 10-22-325-004-0000, 10-22-325-005-0000,  
27       10-22-325-006-0000, 10-22-325-007-0000, 10-22-325-008-0000, 10-22-325-009-0000 in to  
28       the current PIN for the Subject Property. However, a consolidation of PINs does not revise  
29       the legal description for a property. Therefore, a subdivision is necessary; and

30  
31       **WHEREAS**, subsequent to the subdivision, in accordance with the “Levitas 2nd  
32       Subdivision” plat, dated July 7, 2022 and revised February 2, 2023, of the Subject Property,  
33       the legal description will be as follows:

1 LOT 1 IN LEVITAS 2<sup>ND</sup> SUBDIVISION PART OF THE SOUTHWEST QUARTER OF SECTION  
2 22, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN  
3 COOK COUNTY, ILLINOIS.

4  
5 **WHEREAS**, additionally, the "Levitas 2nd Subdivision" plat includes the following  
6 dedication of property:

7 A portion of property measuring 2.0 feet x 227.53 feet adjacent to the public alley  
8 located immediately south of Keeney Street and east of Skokie Boulevard Road is  
9 being dedicated for the purpose of utilization as a public alley; and

10 **WHEREAS**, the Skokie Plan Commission, after a public hearing duly held August  
11 18, 2022 made appropriate findings of fact, as required under Section 118-6 of the Skokie  
12 Village Code, and recommended to the Mayor and Board of Trustees that the requested  
13 subdivision be granted subject to various conditions; and

14 **WHEREAS**, the Mayor and Board of Trustees, at a public meeting duly held on  
15 December 19, 2022 concurred in the aforesaid recommendation of the Skokie Plan  
16 Commission:

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

19 **Section 1:** That the above stated Recitals are restated and incorporated as if  
20 stated in full.

21 **Section 2:** That the subdivision of the Subject Property, legally described above  
22 and commonly known as 8029-8047 Skokie Boulevard, Skokie, Illinois, in CX Core Mixed  
23 use district as depicted on the "Levitas 2<sup>nd</sup> Subdivision" dated July 7, 2022 and revised  
24 February 2, 2023, be approved subject to the following conditions:

- 25 1. A companion Plat of Conveyance or equivalent document to be prepared and  
26 submitted to IDOT prior to the recording of the plat of subdivision/dedication.  
27
- 28 2. The property must be subdivided/dedicated pursuant to the "Levitas 2<sup>nd</sup>  
29 Subdivision" dated July 7, 2022 and revised February 2, 2023, and as may be  
30 further revised with the approval of the Village Manager, or designee, and  
31 Corporation Counsel.  
32
- 33 3. The petitioner must submit to the Planning Division electronic files of the plat of  
34 subdivision/consolidation/dedication in approved and finalized form. The files must  
35 be scaled drawing files and be formatted to SPCS, NAD83, HARN 2007, with  
36 SPCS north being straight up, and the primary units in U.S. Survey Feet. All  
37 elements must be contained within a single file, no XREF or PDF attachment files  
38 shall be used.  
39
- 40 4. Prior to the hearing of this case before the Board of Trustees, copies of all  
41 existing, revised, and new easements, covenants, conditions, and restrictions that  
42 are associated with this subdivision plat shall be provided to the Village Manager  
43

1 or designee. The documents shall retain the language for ingress and egress of  
2 all lots and any restrictions to shared parking as provided in the Skokie Village  
3 Code.

4  
5 5. Upon the passage of the ordinance by the Board of Trustees, the Mylar of the  
6 Subdivision must be submitted to the Village with all signatures other than Village  
7 staff or elected officials.

8  
9 6. "Levitas 2<sup>nd</sup> Subdivision" shall be effective upon its recording by the Village in  
10 the Office of the Recorder of Deeds of Cook County, Illinois.

11  
12 7. All monuments must be set no later than 1 year after the date of the recording.

13  
14 8. The petitioners must comply with all Federal and State statutes, laws, rules and  
15 regulations and all Village codes, ordinances, rules, and regulations.  
16

17 **Section 3:** That the "Levitas 2nd Subdivision", dated July 7, 2022 and revised  
18 February 2, 2023, attached as "Exhibit 1", except as it may be revised subject to the  
19 approval of the Corporation Counsel and the Village Manager or designee, be and the same  
20 is hereby accepted. The Plat shall be recorded with the Cook County Recorder of Deeds  
21 Office.

22 **Section 4:** That the dedication of a 2.0 feet x 227.53 feet strip of property, which is  
23 adjacent to the public alley located immediately south of Keeney Street and east of Skokie  
24 Boulevard Road is being dedicated for the purpose of utilization as a public alley, as shown  
25 on the "Levitas 2nd Subdivision", dated July 7, 2022 and revised February 2, 2023 attached  
26 hereto as Exhibit "1", except as it may be revised subject to the approval of the Corporation  
27 Counsel and the Village Manager or designee, be and the same is hereby accepted

28 **Section 5:** That a notice of the approval of this Ordinance incorporating the  
29 conditions contained herein shall be executed by the owner of the property in writing and  
30 duly recorded with the Cook County Clerk's Office at the owner's expense.

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

33 **ADOPTED** this day of February, 2023.

34  
35  
36 Ayes:

\_\_\_\_\_  
Village Clerk

37 Nays:

38 Absent:

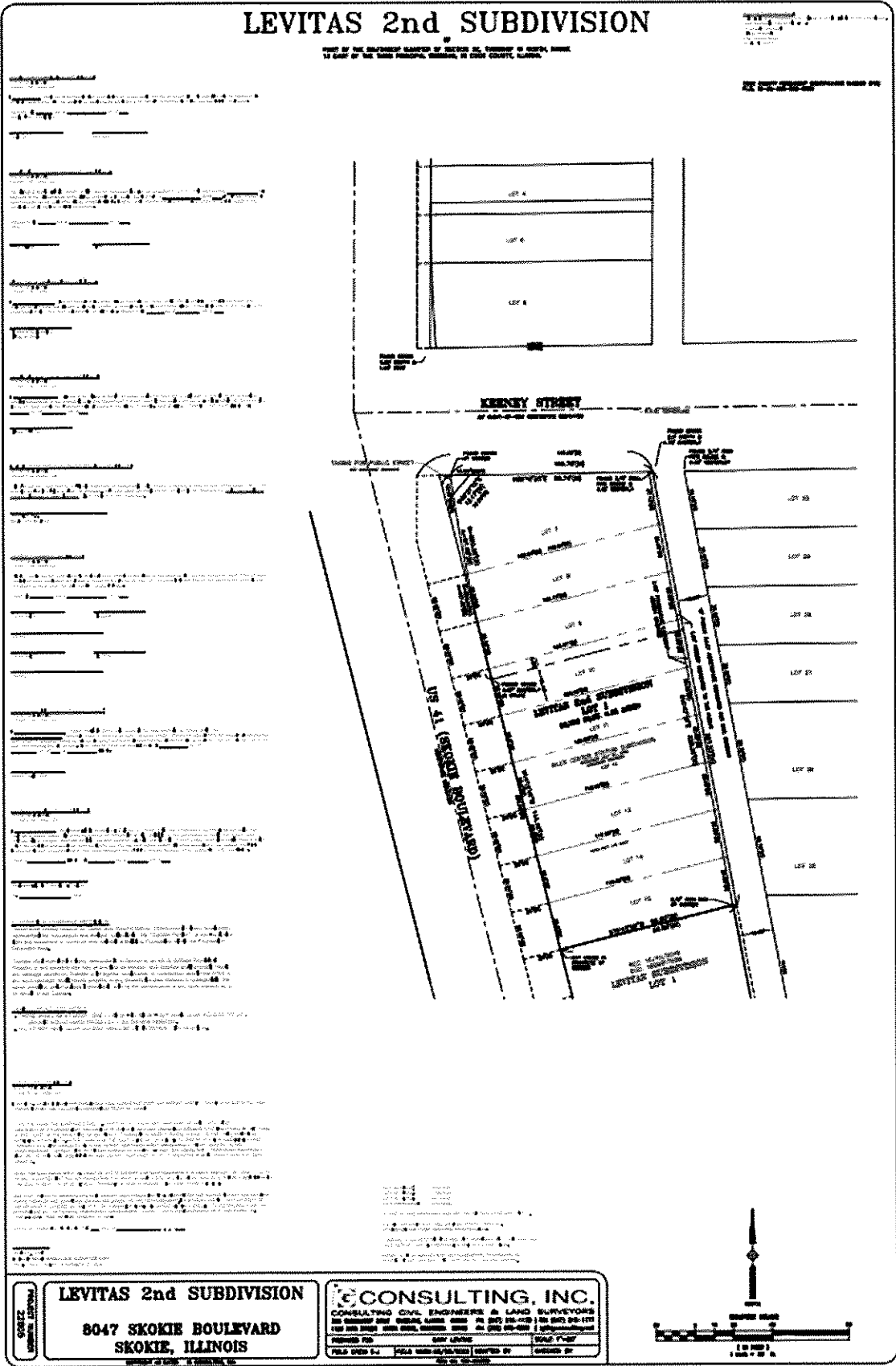
Approved by me this  
day of February, 2023.

39  
40 Attested and filed in my office  
41 this day of February, 2023.

42  
43  
44  
45 \_\_\_\_\_  
Village Clerk

\_\_\_\_\_  
Mayor, Village of Skokie

Exhibit 1



THIS ORDINANCE MAY BE CITED AS  
VILLAGE ORDINANCE NUMBER  
  
**23-3-F-**

**AN ORDINANCE ESTABLISHING THE COMPENSATION  
OF THE VILLAGE MANAGER, DEPUTY VILLAGE CLERK,  
CORPORATION COUNSEL AND ASSISTANT CORPORATION  
COUNSELS OF THE VILLAGE OF SKOKIE**

1           **WHEREAS**, the Skokie Village Code, Chapter 2, Article III, Division 4, Sections 2-132 and  
2 2-134, provides that the Village Manager shall be appointed by a majority vote of the Mayor and  
3 Board of Trustees and receive such compensation as the Mayor and Board of Trustees shall fix  
4 from time to time; and

5           **WHEREAS**, the Skokie Village Code, Chapter 2, Article III, Division 3, Section 2-117,  
6 provides that the Deputy Village Clerk may be appointed by the Village Clerk with the consent of  
7 the Mayor and Board of Trustees and at such compensation as provided for in the annual budget;  
8 and

9           **WHEREAS**, the Skokie Village Code, Chapter 2, Article III, Division 5, Section 2-168,  
10 provides that the Corporation Counsel and Assistant Corporation Counsels shall be appointed by  
11 the Mayor with the consent of the Board of Trustees and shall receive such compensation as the  
12 Mayor and Board of Trustees shall fix from time to time; and

13           **WHEREAS**, the Mayor and Board of Trustees have considered the FY2023 compensation  
14 for the aforementioned positions and have approved cost-of-living adjustments ("COLA") and other  
15 adjusted salaries effective May 1, 2022, for all appointed officials;

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

18           **Section 1:** The compensation for the Village Manager of the Village of Skokie, Cook  
19 County, Illinois, for FY2023, shall be paid (i) directly to John T. Lockerby, in the annualized sum of  
20 \$234,084.00, effective May 1, 2022 through April 30, 2023; and (ii) into a deferred compensation  
21 plan or annuity for the benefit of John T. Lockerby in the annualized sum of \$20,808.00 effective  
22 May 1, 2022 through April 30, 2023.

23           Further, the Village Manager shall receive the same benefits as full-time Village employees  
24 as provided in the Village's annual budget and personnel manual.

25           **Section 2:** The compensation for the Deputy Village Clerk of the Village of Skokie, Cook  
26 County, Illinois for FY2023, shall be paid directly to Sylvia Luke in the annualized sum of \$83,649.74,  
27 effective May 1, 2022 through April 30, 2023.

28           Further, the Deputy Clerk shall receive the same benefits as full-time Village employees as  
29 provided in the Village's annual budget and personnel manual.

30           **Section 3:** The compensation for the Corporation Counsel of the Village of Skokie, Cook  
31 County, Illinois, for FY2023, shall be paid (i) directly to Michael M. Lorge in the annualized sum of

1 \$ 221,605.00, effective May 1, 2022 through April 30, 2023; and (ii) into a deferred compensation  
2 plan or annuity for the benefit of Michael M. Lorge in the annualized sum of \$34,466.00 effective  
3 May 1, 2022 through April 30, 2023.

4 Further, the Corporation Counsel shall receive the same benefits as full-time Village  
5 employees as provided in the Village’s annual budget and personnel manual.

6 **Section 4:** The compensation for the full-time Assistant Corporation Counsels of the  
7 Village of Skokie, Cook County, Illinois, for FY2023, is as follows: (i) Barbara A. Mangler, shall be  
8 paid directly in the annualized sum of \$125,886.00, effective May 1, 2022 through April 30, 2023;  
9 (ii) James G. McCarthy, shall be paid directly in the annualized sum of \$141,301.00, effective May  
10 1, 2022 through April 30, 2023; and (iii) Abraham W. Funk, shall be paid directly in the annualized  
11 sum of \$82,718.00, effective May 1, 2022 through April 30, 2023; and

12 Further, the Assistant Corporation Counsels, Barbara A. Mangler, James G. McCarthy and  
13 Abraham W. Funk shall receive the same benefits as full-time Village employees as provided in the  
14 Village’s annual budget and personnel manual.

15 **Section 5:** The compensation for the part-time Assistant Corporation Counsels of the  
16 Village of Skokie, Cook County, Illinois, for FY2023, is as follows: (i) Tyler Kobylski, shall be paid  
17 directly in the annualized sum of \$14,145.00 effective May 1, 2022 through April 30, 2023, and  
18 (ii) an Assistant Corporation Counsel, to be hired, shall be paid directly in an annualized sum of  
19 \$37,600.00.

20 Further, the part-time Assistant Corporation Counsel, Tyler Kobylski, and the individual to  
21 be hired, shall not receive benefits provided to full-time employees.

22 **Section 6:** That this Ordinance shall be in full force and effect from and after its passage,  
23 approval and publication in pamphlet form as provided by law.

**ADOPTED** this day of March, 2023.

Ayes:

\_\_\_\_\_  
Village Clerk

Nays:

Absent:

Approved by me this day of  
March, 2023.

Attested and filed in my office  
this day of March, 2023;  
and published in pamphlet form  
according to law from March  
, 2023 to March , 2023.

\_\_\_\_\_  
Mayor, Village of Skokie

\_\_\_\_\_  
Village Clerk



THIS ORDINANCE MAY BE CITED AS  
VILLAGE ORDINANCE NUMBER  
**23-3-Z-**

**AN ORDINANCE PROVIDING FOR THE REPEAL OF CERTAIN INACTIVE  
ORDINANCES GRANTING SPECIAL USE PERMITS AND SITE PLAN  
APPROVALS AT MULTIPLE LOCATIONS WITHIN THE  
VILLAGE OF SKOKIE**

1           **WHEREAS**, from time to time, the Mayor and Board of Trustees of the Village of  
2 Skokie have adopted various ordinances granting special use permits (hereinafter "SUP") and  
3 site plan approvals (hereinafter "SPA") at different locations within the Village of Skokie; and

4           **WHEREAS**, many of these uses for which the aforementioned SUPs and SPAs were  
5 granted no longer exist, were never utilized or are no longer necessary and therefore should  
6 be repealed; and

7           **WHEREAS**, the Community Development Department staff has conducted a detailed  
8 review of SUPs and SPAs. It has been determined that there are currently eighteen (18)  
9 SUPs and SPAs that are no longer applicable because the properties are not being used in a  
10 manner consistent with the approving ordinance or are no longer necessary. A brief  
11 description of the SUP and SPA Ordinances to be repealed, and the reason for the repeal, is  
12 attached hereto as Exhibit "1"; and

13           **WHEREAS**, notices were sent to the property taxpayers of record for the properties  
14 affected by the eighteen (18) SUP and SPA Ordinances, notifying them: (i) the ordinance  
15 granting their respective SUP or SPA was going to be repealed due to inactivity or it is no  
16 longer necessary; and (ii) they should contact the Community Development Department if they  
17 objected to the repeal. The Village did not receive any objections; and

18           **WHEREAS**, the Director of Community Development and the Corporation Counsel  
19 recommended to the Mayor and Board of Trustees that the eighteen (18) ordinances specified  
20 in Exhibit "1", granting the SUPs and SPAs for uses which no longer exist, were never utilized  
21 or are no longer necessary, be repealed; and

22           **WHEREAS**, the repeal of these ordinances will reduce the number of active  
23 ordinances, thereby resulting in improved enforcement; and

24           **WHEREAS**, the Mayor and Board of Trustees, at a public meeting duly held on  
25 February 21, 2023, concurred in the aforesaid recommendation;

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

1           **Section 1:** That the following Village Ordinances, listed by Village Ordinance  
2 Number, be and the same are hereby repealed:

3           89-6-Z-2039	18-12-Z-4434	12-2-Z-3882
4           91-11-Z-2252	94-7-Z-2442	00-11-Z-2950
5           04-11-Z-3315	11-3-Z-3824	11-2-Z-3815
6           10-8-Z-3778	11-10-Z-3857	12-1-Z-3873
7           12-11-Z-3952	14-12-Z-4110	17-5-Z-4284
8           18-12-Z-4431	18-12-Z-4432	18-12-Z-4435

9  
10 A list of the above stated ordinances with a brief description of each is attached hereto as  
11 Exhibit "1."

12           **Section 2:** That any previous Village Ordinances repealed by those Ordinances  
13 listed in Section 1, shall remain repealed and remain null and void. Nothing in this  
14 Ordinance shall be construed to reinstate the previously repealed ordinances.  
15

16           **Section 3:** That this Ordinance shall be in full force and effect from and after its  
17 passage, approval and recordation as provided by law.  
18

ADOPTED this th day of March, 2023.

Ayes:

Nays:

Absent:

Attested and filed in my office this  
th day of March, 2023

\_\_\_\_\_  
Village Clerk

Approved by me this th day of  
March, 2023.

\_\_\_\_\_  
Village Clerk

\_\_\_\_\_  
Mayor, Village of Skokie

## Exhibit 1

### List of Special Use Permit Ordinances to be Repealed

- #234.01 V.O. #89-6-Z-2039 – 8226 East Prairie Road: Barb's Day Care (business closed 6+ months ago).
- #240.06 V.O. #18-12-Z-4434 – 3200-3250 Touhy Avenue: Shopping Center (project requiring site plan approval was never constructed; conditions from previous site plan approval ordinance #15-5-Z-4144 will need to be reinstated).
- #243.02 V.O. #12-2-Z-3882 – 3457 Dempster Street: Subway (business closed 6+ months ago and a special use permit is no longer required for a limited service restaurant in the B2 district).
- #254.01 V.O. #91-11-Z-2252 – 7952 Lincoln Avenue: Bank of America (business closed 6+ months ago).
- #271.01 V.O. #94-7-Z-2442 – 7852 Lincoln Avenue: Han-Ma-Um-Seon Center (business closed 6+ months ago).
- #331.01 V.O. #00-11-Z-2950 – 3325 Howard Street: Grand Prix (business closed 6+ months ago).
- #357.01 V.O. #04-11-Z-3315 – 8400 Skokie Boulevard: Byline Bank (business closed 6+ months ago).
- #383.03 V.O. #11-3-Z-3824 – 8266 Lincoln Avenue: Curragh Irish Pub (business closed 6+ months ago).
- #407.02 V.O. #11-2-Z-3815 – 4035 Dempster Street: Mosaic Early Childhood Center (business closed 6+ months ago and was replaced by a new day care center with a new special use permit; however special use ordinance V.O. #11-2-Z-3815 was not repealed by the new ordinance).
- #409.01 V.O. #10-8-Z-3778 – 5313 Lincoln Avenue: Johnny's Grill (business closed 6+ months ago).
- #419.01 V.O. #11-10-Z-3857 – 9141 Skokie Boulevard: Vance Angels Home Day Care (business closed 6+ months ago).
- #423.01 V.O. #12-1-Z-3873 – 4905 Old Orchard Center: Old Orchard Shopping Center (hand car wash in lower level garage ceased operation 6+ months ago).
- #435.01 V.O. #12-11-Z-3952 – 5230 Dempster Street: Red Mango (business closed 6+ months ago).
- #471.01 V.O. #14-12-Z-4110 – 3941 Oakton Street: Assyrian National Council of Illinois (business closed 6+ months ago).

#511.01 V.O. #17-5-Z-4284 – 5526 Touhy Avenue: Bank of Hope (drive-through never constructed).

#558.01 V.O. #18-12-Z-4431 – 5318 Lincoln Avenue: Grandbrier Senior Living (project never constructed).

#559.01 V.O. #18-12-Z-4432 – 5318 Lincoln Avenue: Grandbrier Senior Living (project never constructed).

#561.01 V.O. #18-12-Z-4435 – 3250 Touhy Avenue: Wash U Car Wash (project never constructed).

## **Memorandum**

TO: Honorable Mayor and Board of Trustees

FROM: Paul Luke, Chairman  
Skokie Plan Commission

DATE: February 21, 2023

**SUBJECT: CASE 2022-02M – A REQUEST BY HABEN PROPERTIES LLC AT 8057  
NILES CENTER ROAD FOR AN AMENDMENT TO SITE PLAN  
APPROVAL ORDINANCE 10-8-Z-3786 THROUGH THE MODIFIED  
REVIEW PROCEDURE**

The Community Development Department received a request from Haben Properties LLC, at the above listed address, to amend site plan approval ordinance 10-8-Z-3786 through the modified review procedure. The site plan was approved in 2010 to allow a four-building planned development on two lots, containing the funeral home with two upper-story residences, the crematory, and garage parking for the funeral home and residential vehicles, building to store and display a classic hearse vehicle, and a detached residence being used as a funeral home residence

Staff has reviewed the site plan, elevations, and approval ordinance amendment request. Staff has no objections to the request and that the Petitioner's request be approved to amend site plan approval ordinance 10-8-Z-3786 to construct a one-story addition according to attached Site Plan, dated August 8, 2022.

Appearance Commission review and approval was not required.

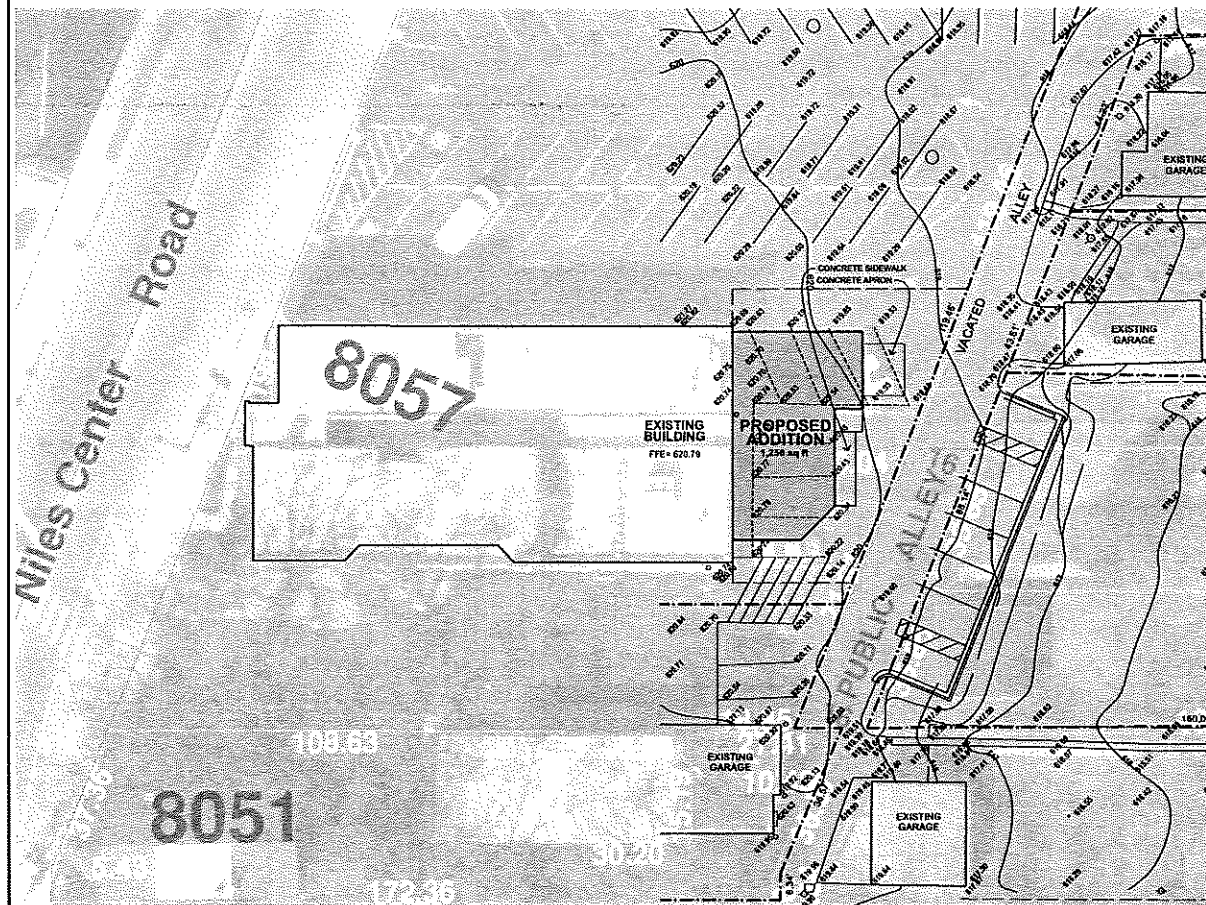
The Corporation Counsel, Plan Commission Chairman, and Community Development Director reviewed the request. It was their opinion that the one-story addition is in substantial compliance with the intent of the original site plan approval ordinance.

It is respectfully recommended that the Petitioner's request be approved to amend site plan approval ordinance 10-8-Z-3786 to construct a one-story addition according to attached Site Plan, dated August 8, 2022.

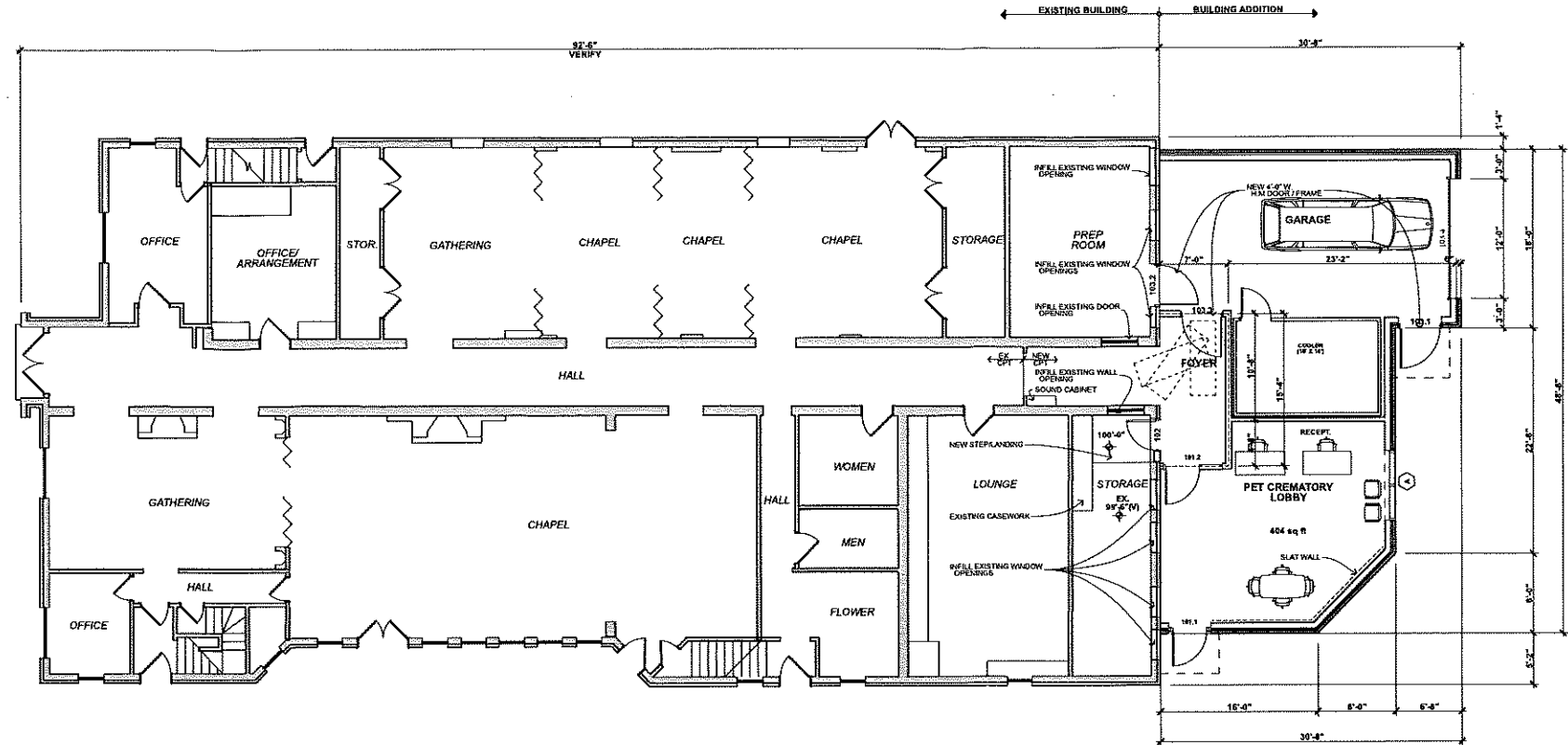
### Attachments

1. Site Plan – dated August 8, 2022
2. Site and Location Map
3. Ordinance 10-8-Z-3786

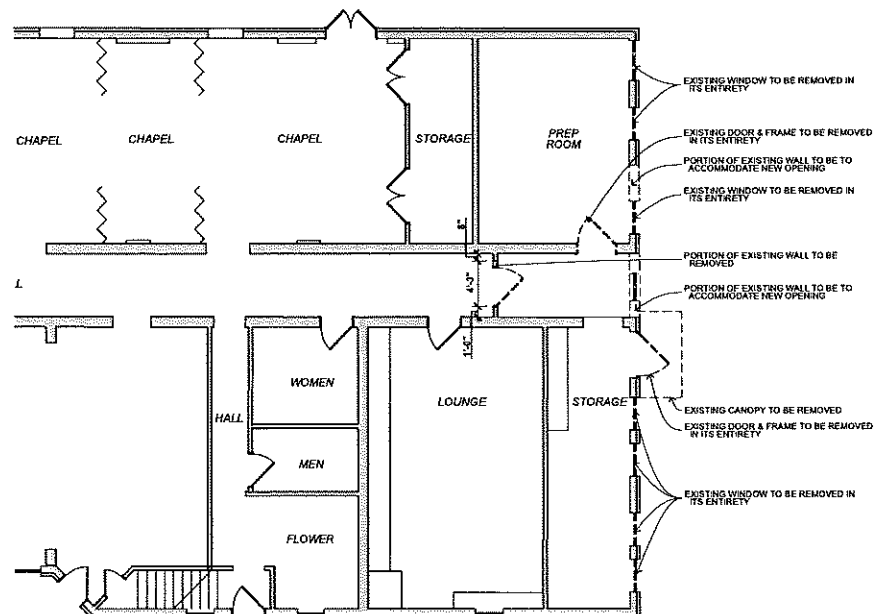
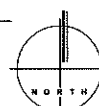
cc: Michael M. Lorge, Corporation Counsel  
Johanna Nyden, Community Development Director



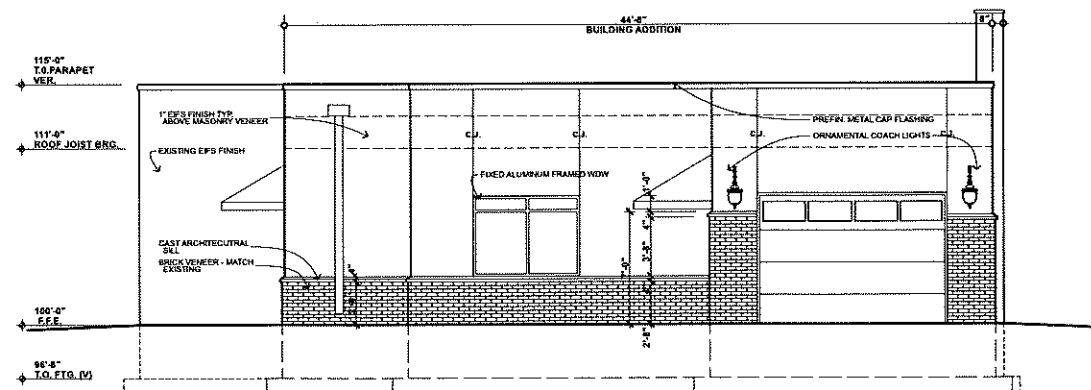
1 SITE PLAN  
1" = 20'



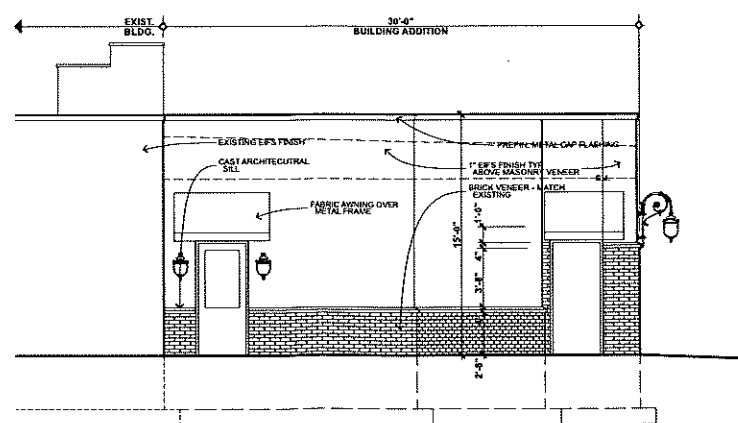
3 FLOOR PLAN - FIRST FLOOR  
1/8" = 1'-0"



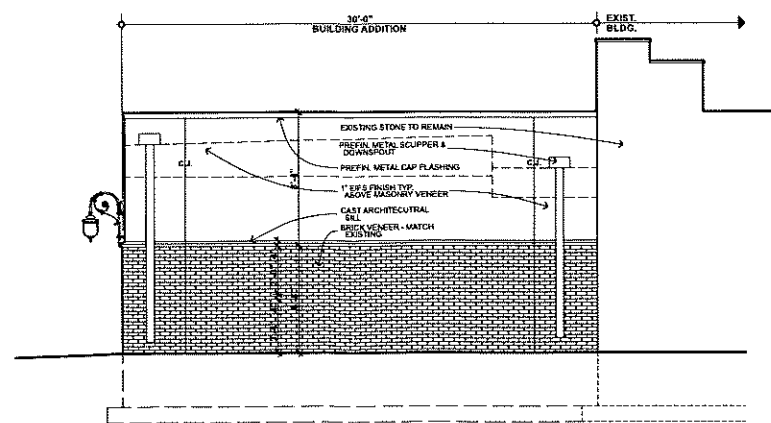
2 DEMOLITION PLAN - FIRST FLOOR  
1/8" = 1'-0"



4 EAST ELEVATION  
3/16" = 1'-0"



5 SOUTH ELEVATION  
3/16" = 1'-0"



6 NORTH ELEVATION  
3/16" = 1'-0"

# HABEN FUNERAL HOME ADDITION

SKOKIE, IL 60077

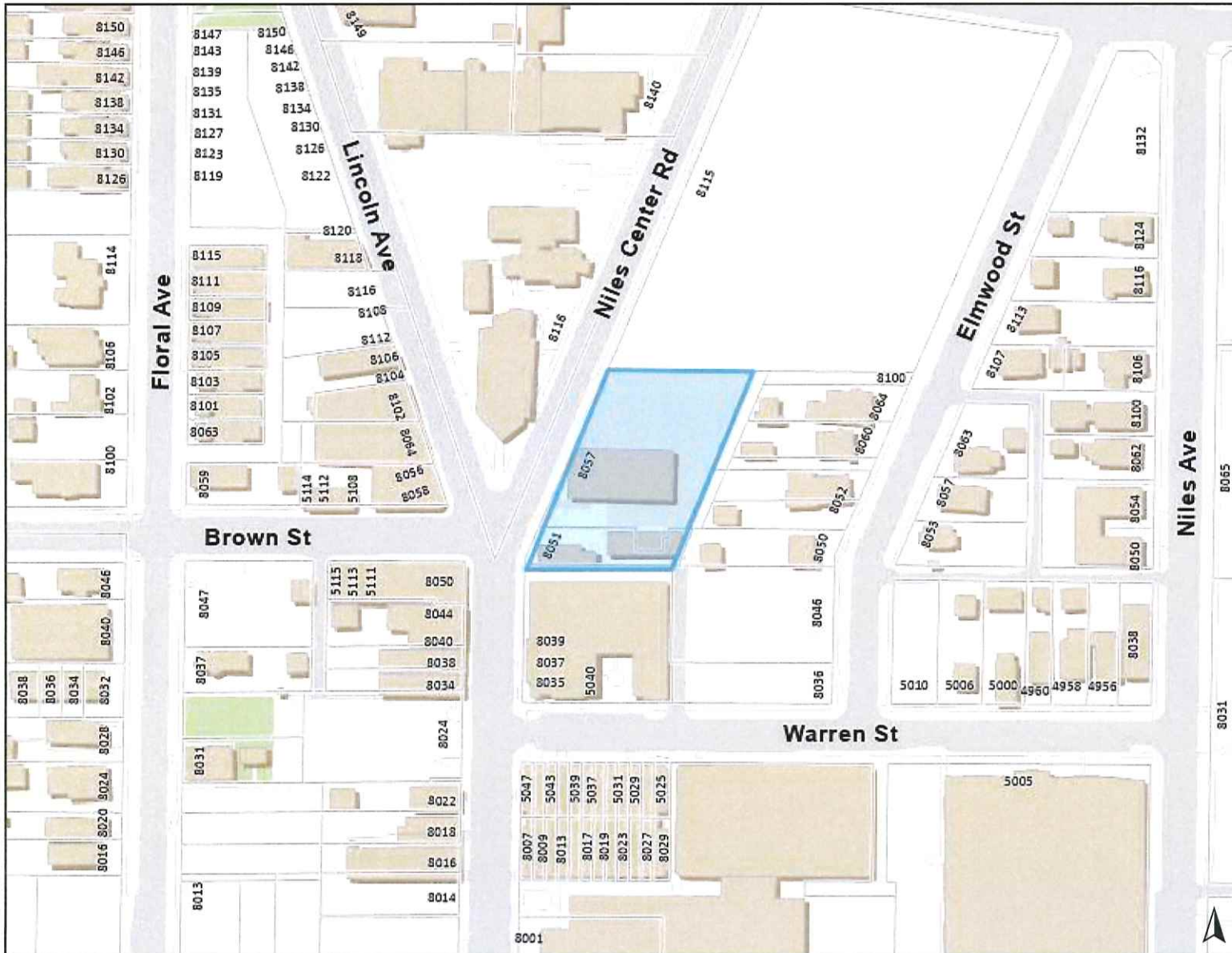
SHEET NO. **P-002** DATE: 8/22



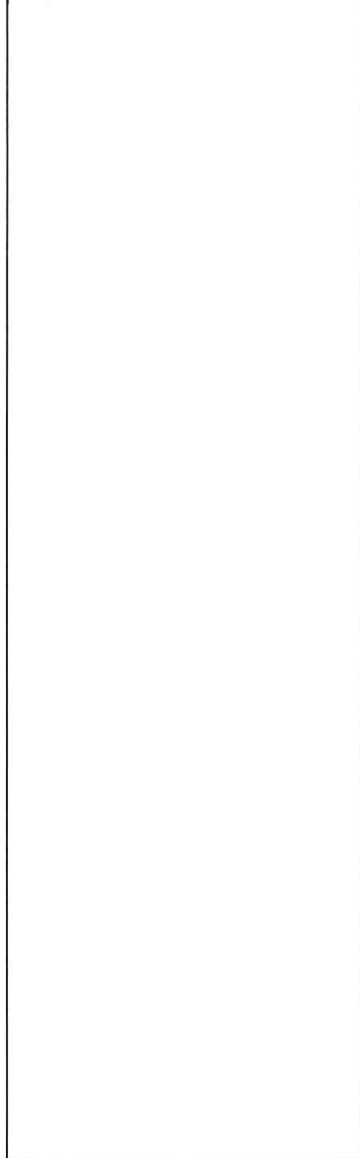
320.251.6100 | 320.251.4075 fax  
3325 West 54th Street  
P.O. Box 1238  
Skokie, IL 60077



# GIS Consortium 8057 Niles Center



## Legend



Print Date: 2/9/2023

## Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

**THIS ORDINANCE MAY BE CITED AS  
VILLAGE ORDINANCE NUMBER  
10-8-Z-3786**

**AN ORDINANCE GRANTING SITE PLAN APPROVAL FOR A  
PLANNED DEVELOPMENT AT 8051 LINCOLN AVENUE AND  
8057 NILES CENTER ROAD, SKOKIE, ILLINOIS IN THE  
CX CORE MIXED-USE DISTRICT AND THE REPEAL OF  
VILLAGE ORDINANCE NUMBER 04-5-Z-3269**

1           **WHEREAS**, the owner of the following described real property:

2           LOTS 1 AND 2 IN THE HABEN SUBDIVISION IN THE WEST HALF OF THE  
3           SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 13, EAST  
4           OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

5           PINS: 10-21-410-002-0000, 10-21-410-003-0000, 10-21-410-004-0000  
6           10-21-410-005-0000, 10-21-410-026-0000, 10-21-410-027-0000

7           more commonly described as 8051 Lincoln Avenue and 8057 Niles Center Road, Skokie,  
8           Illinois (hereinafter "Subject Property"), in the CX Core Mixed-use district, petitioned the Village  
9           of Skokie for site plan approval for a four building planned development on two lots, as  
10          depicted on the Site Plan, dated May 12, 2010, a copy of which is attached hereto as Exhibit  
11          "1"; and

12          **WHEREAS**, currently there are three buildings on the Subject Property: (i) the  
13          northern building which contains the funeral home with two upper-story residences, (ii) the  
14          southeastern building which contains the crematory and garage parking for the funeral  
15          home and residential vehicles, and (iii) the southwestern building which is a detached  
16          residence being used as a funeral home residence; and

17          **WHEREAS**, on May 17, 2004, Village Ordinance Number 04-5-Z-3269 was approved  
18          granting a special use permit and site plan approval for a planned development to allow for the  
19          existing funeral home residence and funeral home, including expansion of the funeral home  
20          garage to provide cremation services at the Subject Property; and

21          **WHEREAS**, the proposed addition of a fourth building to store and display a classic  
22          hearse vehicle, between the main funeral home building and the funeral home residence,  
23          requires a new site plan approval. The fourth building will be a glass and brick structure,  
24          approximately 12 feet by 17 feet, set back approximately 50 feet from the public sidewalk. The  
25          architecture will be compatible with the adjacent buildings; and

26          **WHEREAS**, the required special use permits for the funeral home and its associated  
27          services and the funeral home residence will be considered separately in companion Plan  
28          Commission Cases 2010-13P and 2010-14P, respectively; and



1           **WHEREAS**, the Skokie Plan Commission at a public meeting duly held on June 17,  
2 2010, for which proper legal notice had been achieved and one interested party expressed  
3 concern that by approving the site plan, the funeral home would enlarge the crematory. Staff  
4 responded that the addition of a small building was the only thing being added to the site; and

5           **WHEREAS**, after hearing all testimony, the Skokie Plan Commission (i) made the  
6 appropriate findings of fact as required under Section 118-32 of the Skokie Village Code and  
7 (ii) voted to recommend to the Mayor and Board of Trustees that the requested site plan  
8 approval be granted subject to the conditions contained in the Plan Commission Report dated  
9 July 19, 2010; and

10           **WHEREAS**, subsequent to the meeting of the Plan Commission, the Corporation  
11 Counsel has determined that Village Ordinance Number 04-5-Z-3269, the previous special  
12 use permit and site plan approval for the property, should be repealed; and

13           **WHEREAS**, the Mayor and Board of Trustees, at a public meeting duly held on July 19,  
14 2010, voted to concur in the aforesaid recommendations and findings of fact of the Skokie Plan  
15 Commission;

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

18           **Section 1:** That the site plan approval for a four building planned development on  
19 two lots at the Subject Property, legally described above and commonly known as 8051  
20 Lincoln Avenue and 8057 Niles Center Road, in the CX Core Mixed-use district, as depicted  
21 on the Site Plan, dated May 12, 2010, or as may be further revised with the approval of the  
22 Village Manager, or designee, and the Corporation Counsel, is hereby granted and approved  
23 subject to the conditions set forth below:

- 24 1. The petitioner shall develop the Subject Property in substantial conformance with the  
25 final Village approved Site Plan and building elevations dated May 12, 2010;
- 26 2. Any modification to the parking lot striping must be approved by the Village Traffic  
27 Engineer;
- 28 3. The petitioner shall obtain all required permits and approvals for improvements to  
29 County, State, or Federal rights-of-way from the governing jurisdiction;
- 30 4. Prior to the issuance of building permits, the Haben Subdivision, approved in  
31 conjunction with this case, shall be recorded with the Cook County Recorder of Deeds;
- 32 5. All fencing, walls, sidewalks, driveways, curbs, wheel stops, parking areas, signage,  
33 landscaping, structures, and any other facilities or infrastructure on the Subject Property  
34 shall be maintained in a good state of repair, and when needed, be repaired or replaced  
35 in a timely manner;
- 36 6. Parking lot and exterior lighting, if provided, shall meet IES standards, be full cut-off  
37 design and be directed away from adjacent properties, subject to the approval of the  
38 Engineering Division;
- 39 7. All off-street parking spaces shall be legibly striped and maintained;
- 40 8. All modifications to building elevations, signage, and landscaping shall be subject to the

- 1 review and approval of the Skokie Appearance Commission;
- 2 9. All signage shall conform to the Skokie Village Code. Any sign on the Subject Property  
3 that is in violation of that Code must be removed or modified to conform with the Village  
4 Code prior to the issuance of an occupancy permit,
- 5 10. All existing damaged public sidewalks or sidewalks damaged due to the implementation  
6 of this plan shall be replaced;
- 7 11. Handicapped ramps are to be provided as necessary and meet State of Illinois  
8 Accessibility requirements and the Skokie Village Code;
- 9 12. Vehicles shall always be parked in designated parking spaces, and not overlap the  
10 striped lines of designated parking spaces or parked in or otherwise block driveways,  
11 sidewalks, aisles, or other points of access. All employees shall park on the Subject  
12 Property;
- 13 13. All private and public sidewalks shall be maintained free of snow, ice, sleet, or other  
14 objects that may impede travel;
- 15 14. All landscaping shall be maintained to a maximum height of 30 inches for a distance of  
16 15 feet from any vehicular access point or intersection in order to maintain adequate  
17 sight distance;
- 18 15. Prior to the issuance of building permits, the petitioner shall sign an "Agreement for  
19 Installation and Maintenance of Landscaping" to assure that the Subject Property and  
20 parkway landscaping is completed and maintained, including trimming and watering, in  
21 accordance with the final approved landscape plan. This "Agreement for Installation  
22 and Maintenance of Landscaping" shall be recorded at the petitioner's expense. All  
23 dead landscaping shall be replaced in a timely manner;
- 24 16. The petitioner shall submit to the Planning Division electronic files of the plat of survey,  
25 site plan, and landscape plan in their approved and finalized form. The files shall be  
26 scaled CADD 2D drawing files on non-compressed, non-read only CD-ROM .dwg  
27 AutoCad format (version 2004 or later preferred);
- 28 17. If work is to be performed on public property or if public property is utilized or impacted  
29 during construction and/or development, the owner shall provide, or shall cause the  
30 developer and/or contractor to provide, the Village of Skokie with a certificate of  
31 insurance naming the Village of Skokie as additionally insured for any and all claims  
32 related to any and all work. The owner shall hold, and shall cause the developer and/or  
33 contractor to hold, the Village of Skokie harmless and indemnify the Village for any and  
34 all claims for property damage or personal injury related to work on or use of public  
35 property;
- 36 18. The petitioner shall comply with all Federal and State statutes, laws, rules and  
37 regulations and all Village codes, ordinances, rules, and regulations;
- 38 19. Failure to abide by any and all terms of this Ordinance shall be cause for the Village to  
39 initiate hearings to determine whether the subject Ordinance, as well as any applicable  
40 business licenses, should be revised or revoked; and
- 41 20. The petitioner shall pay all costs related to any hearings conducted as a result of non-  
42 compliance with any of the provisions of the enabling ordinance. The costs shall include  
43 but not be limited to court reporter fees, attorney fees, and staff time required

1 researching and conducting said hearing.

2 **Section 2:** That a notice of the approval of this Ordinance incorporating the  
3 conditions contained herein shall be executed by the owner of the property in writing and  
4 duly recorded with the Cook County Recorder of Deeds Office at the owner's expense.

5 **Section 3:** That Village Ordinance Number 04-5-Z-3269, be and the same is  
6 hereby repealed.

7 **Section 4:** That this Ordinance shall be in full force and effect from and after its  
8 passage, approval, and recordation as provided by law.

9 **ADOPTED** this 16th day of August, 2010.

Ayes: 7 (Bromberg, Lorge, Perille, Roberts,  
Shah, Sutker, Van Dusen)

Nays: 0  
Absent: 0

Attested and filed in my  
office this 17th day of  
August, 2010.

\_\_\_\_\_  
Village Clerk

Approved by me this 16th day of  
August, 2010.

\_\_\_\_\_  
Mayor, Village of Skokie

\_\_\_\_\_  
Village Clerk

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## **PLAN COMMISSION REPORT**

## **2021-01P: Alley Vacation**

Plan Commission

Council Chambers, 8:00 PM, February 21, 2023

To: Mayor and Board of Trustees  
From: Paul Luke, Chairman  
Case: **2021-01P: Alley Vacation**  
Behind 9965 Gross Point Road

Related Cases – 2021-02P: Subdivision  
2021-03P: Site Plan Approval  
2021-04P: Special Use Permit – Bar and Drinking Place  
2021-05P: Special Use Permit – Outdoor Dining  
2021-10P: Zoning Map Amendment

### **PLAN COMMISSION ANALYSIS**

At its March 18, 2021 meeting, the Plan Commission heard a request from the RainbowBend Properties, LLC, to vacate an improved portion of the alley running in a northeast-southwest direction to the east of the building at 9965 Gross Point Road in a B2 Commercial district. The alley functionally has acted as a portion of Schaefer's parking lot. The original submittal only included the portion of the alley that was between property that the applicant owned, leaving a small portion of the alley that opens to Kedvale Avenue and abuts 9925 Kedvale. It is not the policy of the Village to vacate a portion of an alley leg. The owners of 9925 Kedvale indicated to the Village that they were not interested purchasing the half of the alley abutting their property; therefore, Staff requested that the applicant's petition be amended to include all of the northeast-southwest alley except the easternmost 4'. The subdivision code requires that alley rights-of-way abutting commercial districts be 20' wide. The other legs of the alley system on this block are 16' wide, and an additional 4' will be dedicated from applicant's property in the accompanying subdivision (case 2021-02P).

The current boundary between B2 Commercial and R1 Single Family zoning districts at the southern tip of the alley at its centerline. As part of the review of this case, the portion of the alley that abuts the house at 9925 Kedvale was added to this petition; therefore, the zoning boundary will also need to be moved 8' to follow the new property line of the site. Lots are not allowed to be in multiple zoning districts. The Plan Commission heard and approved the zoning map amendment request to rezone this portion of the alley from R1 to B2 on April 15, 2021 (case 2021-10P).

The vacated alley will be continued to be used as part of the parking lot for Schaefer's and merged into a single lot with the other property that the applicant owns.

The Plan Commission concurred with Staff's recommendation to grant the alley vacation approval, subject to conditions.

Subsequent to the hearing of the case by the Plan Commission, the petitioner withdrew their petitions for cases 2021-03P, 2021-04P, and 2021-05P, but requested that the subject case along with case 2021-02P proceed to the Village Board. The petitioner originally filed cases 2021-01P and 2021-02 without submitting plats for review. The plats of vacation and subdivision were finalized by the surveyor and reviewed by Staff in fall of 2022.

### **INTERESTED PARTIES**

Legal notice was properly posted, advertised, and delivered to property owners in the area of the subject site as prescribed by the Zoning Chapter. No interested parties spoke regarding the case.

### **PLAN COMMISSION RECOMMENDATIONS AND VOTING**

The Plan Commission recommends by a vote of 9 ayes and 0 nays that the petitioner's request to vacate an improved portion of the alley behind 9965 Gross Point Road in a B2 Commercial district be **APPROVED**, subject to recommended conditions.

<u>ATTENDANCE</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Mitchell	X		
Quane	X		
Lakhani	X		
Robinson (Moved)	X		
Franklin	X		
Pure-Slovin	X		
Burman (Second)	X		
Mathee	X		
Luke	X		

### **ATTACHMENTS**

1. Plan Commission Recommended Conditions, dated February 21, 2023
2. Staff Report, dated March 18, 2021
3. Plan Commission Meeting Minutes for March 18, 2021
4. Site Photos
5. Plat of Vacation, dated October 28, 2022
6. Land Use and Zoning Map

**PLAN COMMISSION  
RECOMMENDED CONDITIONS**

**2021-01P: Alley Vacation**

Plan Commission

Council Chambers, 8:00 PM, February 21, 2023

1. The property shall be vacated pursuant to the Plat of Vacation, dated October 28, 2022, and as may be further revised with the approval of the Village Manager, or designee, and Corporation Counsel.
2. Upon the passage of the ordinance by the Board of Trustees, the Mylar of the Plat of Vacation shall be submitted to the Village with all signatures other than Village staff or elected officials.
3. Easements shall be reserved for all Village and Village franchised public utilities over the entire area to be vacated.
4. Property owners shall not alter the grade or change the drainage pattern in the easement area without a permit from the Engineering Division.
5. Other than a fence, no structures or trees shall be constructed or planted within the easement area.
6. The vacation shall be effective upon the recording of a Plat of Vacation by the Village in the Office of the Recorder of Deeds of Cook County, Illinois.

**STAFF REPORT****2021-01P: Alley Vacation**

Community Development Department

Council Chambers, 7:30 PM, March 18, 2021

To: Paul Luke, Chairman, Skokie Plan Commission  
 From: Steve Marciani, AICP, Planning Supervisor  
 Re: **2021-01P: Alley Vacation**  
 Behind 9965 Gross Point Road

Related Cases – 2021-02P: Subdivision  
 2021-03P: Site Plan Approval  
 2021-04P: Special Use Permit – Bar and Drinking Place  
 2021-05P: Special Use Permit – Outdoor Dining

<b>General Information</b>	
<i>Location</i>	9965 Gross Point Road
<i>Purpose</i>	To vacate a portion of the northeast-southwest alley that runs behind 9965 Gross Point Road
<i>Petitioner</i>	RainbowBend Properties, LLC
<i>Size of Site</i>	The alley's dimensions are approximately 181.8' on the northwest, 139.0' on the southeast, 56.4' on the east, 27.9' on the south, 24.5' on the west. The area of the alley is approximately 3,356 ft <sup>2</sup> (0.08 acres) (as amended by Staff).
<i>Existing Zoning &amp; Land Use</i>	B2 Commercial – public alley R1 Single-Family – public alley (as amended by Staff)
<i>Adjacent Zoning &amp; Land Use</i>	North B2 Commercial – Schaefer's Wines, Foods, and Spirits
	South R1 Single-Family – detached residences
	East B2 Commercial – Schaefer's Wines, Foods, and Spirits R1 Single-Family – detached residences
	West B2 Commercial – Schaefer's Wines, Foods, and Spirits
<i>Comprehensive Plan</i>	The site is designated as retail/service employment.

**PETITIONER'S SUBMITTAL**

RainbowBend Properties, LLC is requesting the vacation an improved portion of the alley behind 9965 Gross Point Road in a B2 Commercial district. The alley functionally has acted as a portion of Shaefer's parking lot. The original submittal only included the portion of the alley that was between property that the applicant owned, leaving a small portion of the alley that opens to Kedvale Avenue and abuts 9925 Kedvale. It is not the policy of the Village to vacate a portion of an alley leg. The owners of 9925



Kedvale indicated to the Village that they were not interested purchasing the half of the alley abutting their property; therefore, the Village is requesting that the applicant's petition be amended to include all of the northeast-southwest alley except the easternmost 4'. The subdivision code requires that alley rights-of-way abutting commercial districts be 20' wide. The other legs of the alley system on this block are 16' wide, and an additional 4' will be dedicated from applicant's property in the accompanying subdivision case (2021-02P).

The current boundary between B2 Commercial and R1 Single Family zoning districts at the southern tip of the alley at its centerline. As part of the review of this case, the portion of the alley that abuts the house at 9925 Kedvale is being added to this petition; therefore, the zoning boundary will also need to be moved 8' to follow the new property line of the site. Lots are not allowed to be in multiple zoning districts. The Village will initiate a zoning map amendment at the next available Plan Commission meeting.

The vacated alley will be continued to be used as part of an improved parking facility in the site plan approval (2021-03P) and merged into a single lot with the other property that the applicant owns (2021-02P).

## **STAFF ANALYSIS**

### *Comments*

All pertinent departments and divisions were offered an opportunity to comment on this case. Other than the Civil Engineering and Planning Division comments below, all others did not respond or approved the request without comment.

### Civil Engineering Division

There are utility poles and a 12' sewerage pipe in the alley. An easement for public utilities will be established across the entire extent of the vacated alley to provide continued access to the above ground and underground utility lines.

### Planning Division

The Planning Division supports the proposed alley vacation. The vacation will allow for a much more efficient parking layout and increase the total number of parking spaces for the site. When alleys are vacated, the adjacent property owners have first rights to the land. In this case, since one adjacent owner has waived their right to purchase the land, the vacated portion will all be purchased by the petitioner.

Once the alley is vacated, the petitioner will be sent a copy of the Plat of Vacation and may use the additional land as they would any other part of their property, with the exception that structures other than fences may not be constructed in the easement area. This space must always be maintained for unobstructed drainage.

The Village desires to vacate alleys that are either unlikely to ever be improved or to be used by a single user. The alley is listed as part of group number 3 in the

Comprehensive Plan as a potential alley vacation site.

### **STAFF RECOMMENDATIONS**

Staff recommends that the petitioner's request to vacate all but the eastern 4' of the northeast-southwest alley that runs behind 9965 Gross Point Road in a B2 Commercial and R1 Single-Family district be **GRANTED** subject to conditions listed below.

### **RECOMMENDED VACATION CONDITIONS**

1. Prior to the hearing of this case before the Board of Trustees, the petitioner shall submit to the Village a Plat of Vacation for all of the northeast-southwest alley that runs behind 9965 Gross Point Road except the easternmost 4' as indicated on the Map of Area to be Vacated, dated March 10, 2021.
2. The property shall be vacated pursuant to the Plat of Vacation <insert date of final approved plat>, and as may be further revised with the approval of the Village Manager, or designee, and Corporation Counsel.
3. Prior to the passage of the ordinance by the Board of Trustees, the applicant will remit to the Village the value of the vacation, as determined by the Village's appraiser, less the value of that appraisal on a per square foot basis for the area of the land dedicated in the accompanying subdivision case, 2021-02P.
4. Upon the passage of the ordinance by the Board of Trustees, the Mylar of the Plat of Vacation shall be submitted to the Village with all signatures other than Village staff or elected officials.
5. Easements shall be reserved for all Village and Village franchised public utilities over the entire area to be vacated.
6. Property owners shall not alter the grade or change the drainage pattern in the easement area without a permit from the Engineering Division.
7. Other than a fence, no structures or trees shall be constructed or planted within the easement area.
8. The vacation shall be effective upon the recording of a Plat of Vacation by the Village in the Office of the Recorder of Deeds of Cook County, Illinois.

### **ATTACHMENTS**

1. Site Photos
2. Map of Area to be Vacated, dated March 10, 2021
3. Land Use and Zoning Map

**Plan Commission Meeting Minutes**  
**Date: March 18, 2021**

A motion was made by Commissioner Burman and seconded by Commissioner Pure-Slovin to approve the minutes of the January 21, 2021 Plan Commission meeting.

The chairman read the following statement into the record.

*Until further notice, meetings of the Skokie Plan Commission will be electronically, with a majority of members participating via remote access in order to comply with the State of Illinois Gubernatorial Disaster Proclamation. Members of the public who wish to comment as to an item on the published legal notice must submit their statement or question in writing to Steve Marciani at [steve.marciani@skokie.org](mailto:steve.marciani@skokie.org) and all properly submitted statements or questions will be presented and read during the relevant portion of the meeting. Written comments also may be submitted by email to [citizencomments@skokie.org](mailto:citizencomments@skokie.org); by mail to Village of Skokie, Attn: Matt Brandmeyer, Ex Officio Plan Commissioner, 5127 Oakton Street, Skokie, IL 60077; or via the Village's drop box (no later than noon the day of the meeting) located by the public entry to Village Hall.*

The chairman called the roll to confirm a quorum. All commissioners were present.

**Case Descriptions:**

**2021-01P – Alley Vacation: 9965 Gross Point Road**

RainbowBend Properties, LLC, is requesting to vacate a portion of the northeast-southwest alley that runs behind 9965 Gross Point Road.

**2021-02P- Subdivision: 9965 Gross Point Road and 4101 Old Orchard Road**

RainbowBend Properties, LLC, is requesting a 1-lot subdivision of 9965 Gross Point Road, 4101 Old Orchard Road and an alley that has been requested to be vacated, as well as a dedication of 4' of additional alley width to the existing east-west and north-south alleys adjacent to the site.

**2021-03P – Site Plan Approval: 9965 Gross Point Road and 4101 Old Orchard Road**

RainbowBend Properties, LLC, is requesting a site plan approval for a 2-building development and any relief that may be discovered during the review of this case.

**2021-04P- Special Use Permit: 4101 Old Orchard Road**

RainbowBend Properties, LLC, is requesting a special use permit for an event center, classified as a *bar and drinking place*, in a B2 Commercial district and any relief that may be discovered during the review of this case.

**2021-05P- Special Use Permit: 4101 Old Orchard Road**

RainbowBend Properties, LLC, is requesting a special use permit for *outdoor dining* and any relief that may be discovered during the review of this case.

**PINs:** 10-10-403-001-0000 through 10-10-403-013-0000 and 10-10-403-036-0000

### **Discussion and Interested Parties**

Legal notice was advertised, posted, and delivered to property owners in the area as prescribed by the Zoning Chapter. Corporation Counsel determined that notice was proper and correct.

William Graham, sole member of RainbowBend Properties, and owner of Schaefer's Liquors along with Nathan Anderson, architect from OKW Architects presented the cases. Schaefer's Liquors has been operating as a family business for the last 85 years. Mr. Graham has been the owner for the last 12 years along with a third-generation member of the original Schaefer family. The building at 4101 Old Orchard Road was purchased for storage of inventory and is used as the location for their annual wine warehouse sale.

There is a lot of competition in the liquor business with Binny's and Costco. He wants to keep his branded reputation but had the idea to turn the underutilized warehouse into an event space to be rented out for gatherings such as parties or meetings for up to 100 people while still using the space for their wine sale. After 7 PM, when Schaefer's closes, the parking lot is empty. There also would be an outdoor patio adding an al fresco component. Beverages would be bought and supplied from Schaefer's, but a separate caterer would be needed as a kitchen is not provided; only a plating area.

Other elements of the project include the vacation of a portion of the northeast-southwest alley that runs behind Schaefer's; a subdivision into a single lot of 9965 Gross Point Road and 4101 Old Orchard Road with a dedication of 4' of additional alley to widen the existing east-west and north-south alleys adjacent to the site; a site plan approval for the 2-building development; and special use permits for an event space classified as a bar and drinking place which offers an outdoor dining patio.

A commissioner wanted an explanation of how they were going to turn an existing warehouse into an event space. Mr. Anderson stated that they were planning on upgrading and modernizing the site to be "warehouse chic" by adding track lighting, air conditioning, putting in an additional garage door and other improvements. The patio will be landscaped and fenced along the western boundary. They also will relocate the trash enclosure further away from the neighbors.

Another commissioner asked if the mature tree will stay or be removed. The tree is rooted in concrete and they will try to save it if possible.

Another commissioner inquired if multiple events can take place at the same time. Mr. Graham stated that there will be only 1 event at a time. The room will have a flexible seating arrangement; banquet style or up to 8 round tables.

A commissioner asked about a curfew for special events. A 10 PM curfew for outside events will be followed per Village regulations while indoor parties could go on later. As the space will be air conditioned, the garage doors can be closed to ensure that best efforts are made to control sound.

Staff requested that reports be accepted as presented and stated support for the project.

The portion of the alley to be vacated, which has functioned as a part of Schaefer's parking lot, will allow a more efficient parking layout and increase the number of parking spaces on the site. The homeowners of 9925 Kedvale Avenue have no interest in ownership of their portion of the alley.

The vacated alley will become part of the lot in the subdivision case. The dedication of 4' of additional alley width will increase the width of the commercial portion of the alley from 16' to 20' and provide adequate backing out space.

Site plan approval is necessary when there is more than 1 principle building on a site. There were neighbor concerns regarding potential parking problems spilling onto neighborhood streets. Staff worked very hard with the petitioner making changes to the submitted plans to increase landscaping and parking spaces.

Based on the Schaefer's floor plan, the most restrictive parking requirements were met as condition for the special use permit for the bar and drinking place. A condition was included that requires employees to park on-site in the south lot.

The outdoor patio was placed in area furthest away from the residential homes, will have significant landscaping and screening along with a board on board fence. The entrance has also been moved to the side of the building.

A commissioner asked if the patio would be curbed for protection. Mr. Anderson stated that parking won't be impinged, and planters will be 2 ft back and act as moveable wheel stops.

There were citizen concerns emailed to the Commission that were entered into the record regarding parking on the residential streets, noise, infestation of rats, and depreciated home values.

Lena Esho resides at 9943 Karlov Avenue. As a homeowner, parent, and tax-payer, she voiced her concerns in person. Living close to the liquor stores (Schaefer's and Tony's), she spoke of the liquor bottles she has found in the alley as well as people wandering around after drinking. How can she protect her property and vehicles? The corner of Karlov Avenue and Gross Point Road is usually quiet and dead. Who does she call if things get out of hand? She also mentioned that a resident lives 100 feet from the patio. The chairman told her to call police if a party needs to be shut down.

Mr. Graham responded that per Village Code, the outdoor dining season is from April through October only and pointed out that Karlov Avenue is not being used for ingress or egress. Schaefer's closes at 7 PM while Tony's closes at 10PM. Staff added that the Fire Department sets the capacity and during the review of the case, they pushed the activity westward; away from the residences. There will be new windows and the requirement that the garage doors must stay down during events. The parking requirement was figured the same as a sit-down restaurant.

The chairman asked about live music or a DJ. The petitioner said music as well as alcohol will not be allowed on the patio and must be inside the space.

A commissioner commented that the event space will not be another "UBAA". It is not a bar that is open every night. He also asked if a Schaefer's employee will be on site during events to watch for poor behavior. The petitioner answered in the affirmative.

In closing, Mr. Graham thanked everyone for their hard work and stated that they are a happy Skokie business and wants to stay that way.

### **Recommendations and Voting**

Motions were made to approve staff's recommendations to approve the petitioner's requests for each case.

#### **Case 2021-01P - Alley Vacation: 9965 Gross Point Road**

Approved as presented.

Motion: Mitchell

Second: Burman

Ayes: 9

Nays: 0

#### **Case 2021-02P – Subdivision: 9965 Gross Point Road and 4101 Old Orchard Road**

Approved as presented.

Motion: Mitchell

Second: Pure-Slovin

Ayes: 9

Nays: 0

#### **Case 2021-03P – Site Plan Approval: 9965 Gross Point Road and 4101 Old Orchard Road**

Approved as amended by staff for setback relief along the garage and alley.

Motion: Mitchell

Second: Franklin

Ayes: 9

Nays: 0

#### **Case 2021-04P – Special Use Permit: 4101 Old Orchard Road**

Approved as presented.

Motion: Robinson

Second: Mathee

Ayes: 9

Nays: 0

#### **Case 2021-05P – Special Use Permit: 4101 Old Orchard Road**

Approved as presented.

Motion: Pure-Slovin

Second: Franklin

Ayes: 9

Nays: 0



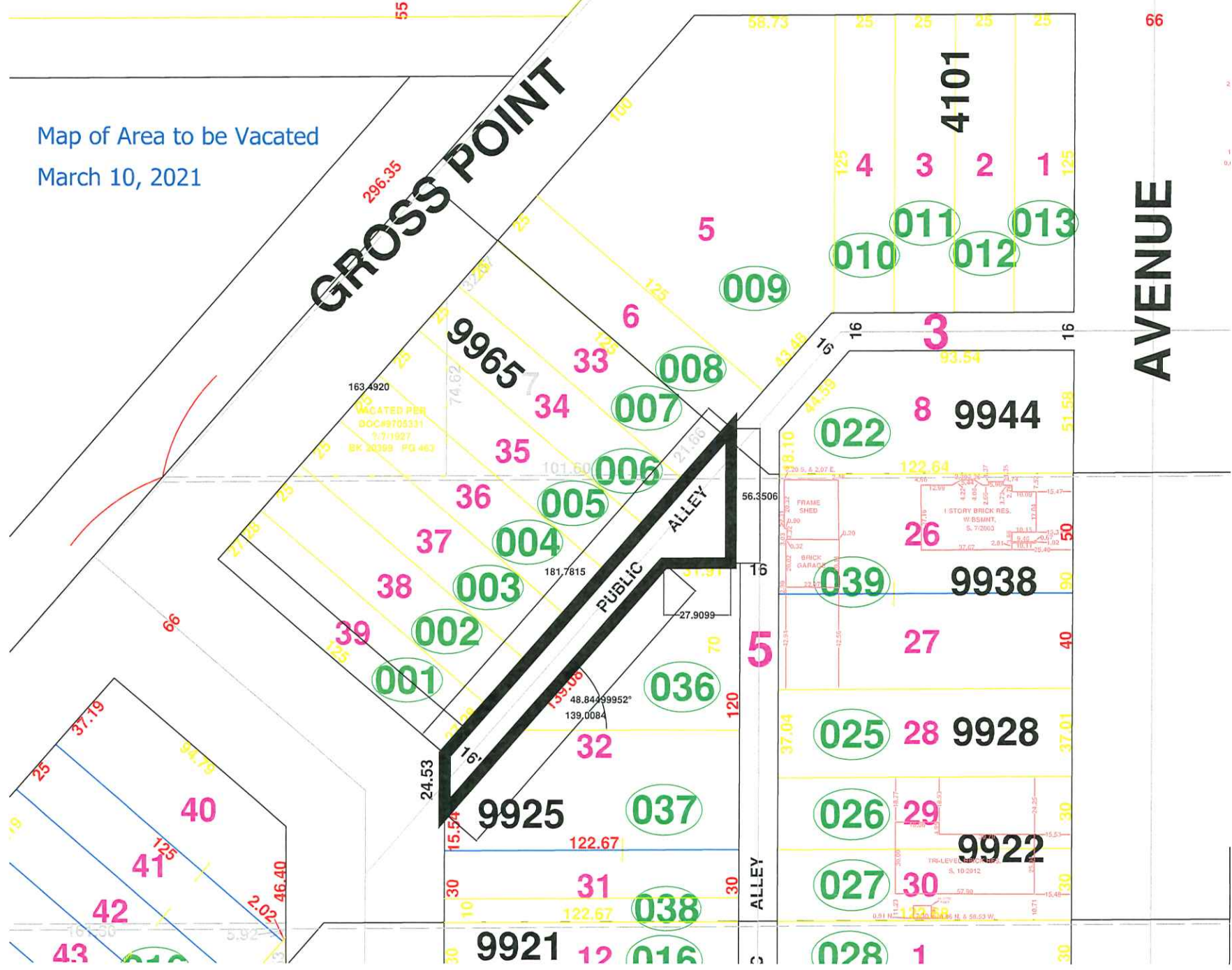
Alley at Kedvale Looking Northeast



# OLD ORCHARD

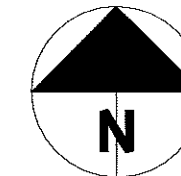
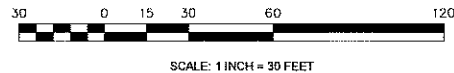
DEDICATED PER DOC#1225F2200R 9/9/2012

Map of Area to be Vacated  
March 10, 2021

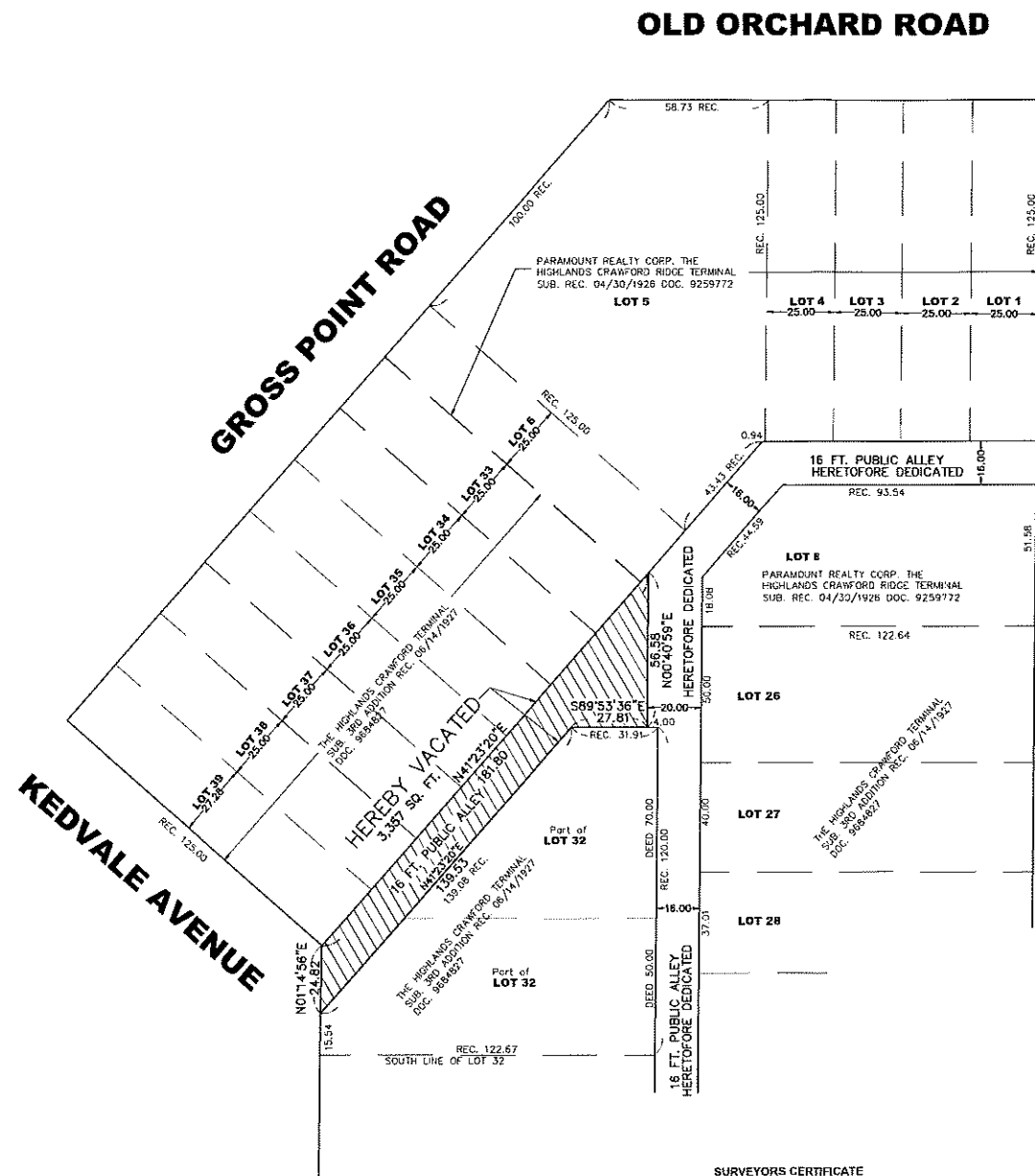




FINAL  
**PLAT OF VACATION**



**LEGAL DESCRIPTION**  
 THAT PART OF ALLEY LYING SOUTHEASTERLY OF AND ADJACENT TO LOTS 33 THROUGH 39 AND LYING NORTH AND NORTHWESTERLY OF AND ADJACENT TO LOT 32 (EXCEPT THAT PART LYING EAST OF A LINE 4.00 FEET WEST OF THE EAST LINE OF LOT 32 EXTENDED NORTH) ALL IN THE HIGHLANDS CRAWFORD RIDGE TERMINAL SUBDIVISION THIRD ADDITION BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 14, 1927 AS DOCUMENT NUMBER 9684827 IN COOK COUNTY ILLINOIS.



**PROPERTY INDEX NUMBERS AFFECTED**  
 10-10-403-036-0000  
 10-10-403-001-0000  
 10-10-403-002-0000  
 10-10-403-003-0000  
 10-10-403-004-0000  
 10-10-403-005-0000  
 10-10-403-006-0000  
 10-10-403-007-0000  
 10-10-403-008-0000

**PLAT RETURN ADDRESS**  
 THIS PLAT IS TO BE RECORDED BY THE VILLAGE OF SKOKIE, ILLINOIS FOR THE UNDERSIGNED. UPON RECORDATION RETURN THIS PLAT TO:  
 CORPORATION COUNSEL  
 VILLAGE OF SKOKIE  
 5127 OAKTON STREET  
 SKOKIE, IL 60077

**SKOKIE PLAN COMMISSION CERTIFICATE**  
 STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF COOK )  
 I, \_\_\_\_\_ CHAIRMAN OF THE SKOKIE PLAN COMMISSION DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT COMPLIES WITH THE APPROVED PLAT, AND IS IN CONFORMANCE WITH THE REGULATIONS, REQUIREMENTS, AND INTENT OF THE SKOKIE COMPREHENSIVE PLAN AND SUBDIVISION ORDINANCE.  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD 20\_\_\_\_.  
 SKOKIE PLAN COMMISSION  
 \_\_\_\_\_ CHAIRMAN \_\_\_\_\_ SECRETARY

**DIRECTOR OF ENGINEERING CERTIFICATE**  
 STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF COOK )  
 I, \_\_\_\_\_ DIRECTOR OF ENGINEERING OF THE VILLAGE OF SKOKIE, DO HEREBY CERTIFY THAT ALL PROVISIONS PERTAINING TO STREET AND DRAINAGE REQUIREMENTS AND ALL OTHER ENGINEERING MATTERS AS PRESCRIBED IN ORDINANCES OF THE VILLAGE OF SKOKIE, IN SO FAR AS THEY PERTAIN TO THE ACCOMPANYING PLAT, HAVE BEEN SATISFACTORILY COMPLIED WITH.  
 ATTESTED TO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD 20\_\_\_\_.

**DIRECTOR OF ENGINEERING**  
 VILLAGE OF SKOKIE  
**SKOKIE VILLAGE BOARD APPROVAL CERTIFICATE**  
 STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF COOK )  
 THE VILLAGE OF SKOKIE, ILLINOIS, HEREBY CERTIFIES THAT THE ACCOMPANYING PLAT WAS PRESENTED TO AND BY ORDINANCE NUMBER \_\_\_\_\_ DULY APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF SKOKIE AT ITS REGULAR MEETING HELD ON \_\_\_\_\_ AD 20\_\_\_\_, IN WITNESS WHEREOF, I HAVE HEREUNTO SET THE SEAL OF THE VILLAGE OF SKOKIE, ILLINOIS. I FURTHER CERTIFY THAT THE REQUIRED BOND OR INSTRUMENT OF CREDIT IS POSTED FOR THE COMPLETION OF ALL REQUIRED PUBLIC IMPROVEMENTS.  
 ATTESTED TO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD 20\_\_\_\_.  
 (SEAL)  
 \_\_\_\_\_ MAYOR \_\_\_\_\_ VILLAGE CLERK

**EASEMENT PROVISIONS**  
 A UTILITY EASEMENT SHALL BE AND IS HEREBY RESERVED FOR, AND GRANTED TO, THE VILLAGE OF SKOKIE (HEREINAFTER THE "VILLAGE") AND EVERY PUBLIC UTILITY ENTITY (HEREINAFTER A "UTILITY") ON, IN, UNDER, AND OVER THE VACATED ALLEY. THE EASEMENT IS FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, RELOCATION, RENEWAL, OPERATION, AND REMOVAL OF ALL STRUCTURES, FACILITIES, AND EQUIPMENT OF THE VILLAGE OR UTILITY.  
 A PERMANENT PUBLIC DRAINAGE EASEMENT SHALL BE AND IS HEREBY RESERVED FOR, AND GRANTED TO, THE VILLAGE ON, IN, UNDER, AND OVER THE VACATED ALLEY. THE EASEMENT IS TO ALLOW FOR THE DRAINAGE OF WATER FROM REAL PROPERTY IN THE GENERAL AREA, WHETHER OR NOT THE PROPERTIES ARE CONTIGUOUS TO THE VACATED ALLEY. AN OWNER OF THE VACATED ALLEY SHALL NOT ALTER THE GRADE OR CHANGE THE DRAINAGE PATTERN OF THE VACATED ALLEY WITHOUT A PERMIT FROM THE ENGINEERING DIVISION.  
 OTHER THAN FENCES, NO BUILDINGS, STRUCTURES, TREES, OR OTHER OBSTRUCTIONS SHALL BE CONSTRUCTED, ERECTED, OR PLACED ON, IN, UNDER, AND OVER THE VACATED ALLEY. LANDSCAPING IN THE VACATED ALLEY SHALL NOT INTERFERE WITH DRAINAGE OR THE STRUCTURE, FACILITY, OR EQUIPMENT OF THE VILLAGE OR A UTILITY.  
 THE VILLAGE AND UTILITY SHALL HAVE THE RIGHT TO ENTER UPON THE VACATED ALLEY TO INSTALL, CONSTRUCT, MAINTAIN, REPAIR, REPLACE, RELOCATE, OPERATE, OR REMOVE, OR ENGAGE IN THE MAINTENANCE OF ANY STRUCTURE, FACILITY, OR EQUIPMENT OF THE VILLAGE OR ANY UTILITY, OR THE DRAINAGE CONDITIONS OF THE VACATED ALLEY. IN THE EXERCISE OF THE EASEMENT RIGHTS, AND THE RIGHT TO ENTER THE VACATED ALLEY, THE VILLAGE OR THE UTILITY SHALL NOT BE LIABLE TO ANY OWNER OF THE VACATED ALLEY FOR ANY DAMAGE TO, OR REMOVAL OF, STRUCTURES, IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, FENCES, TREES, OR LANDSCAPING ON, IN, UNDER OR OVER THE VACATED ALLEY, NOR SHALL THE VILLAGE OR UTILITY BE RESPONSIBLE OR LIABLE FOR THE RESTORATION OF THE SAME.  
 PLEASE NOTE THAT A VILLAGE-OWNED 12" SEWER LINE RUNS THROUGH THE SUBJECT VACATED ALLEY WITHIN THE BLOCKS BOUNDED BY OLD ORCHARD ROAD, KARLOV AVENUE, COLFAX STREET, KEDVALE AVENUE, AND GROSS POINT ROAD.  
 THIS VACATION IS SUBJECT TO EASEMENT RIGHTS GRANTED TO THE VILLAGE OF SKOKIE AND VILLAGE-FRANCHISED PUBLIC UTILITIES PER VILLAGE ORDINANCE # \_\_\_\_\_

**SURVEYORS CERTIFICATE**  
 STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF COOK )

ANDREW SPIEWAK LAND SURVEYOR, INC., A PROFESSIONAL DESIGNED FIRM, LAND SURVEYING CORPORATION, LICENSE NO. 184.006518, DO HEREBY CERTIFY THAT WE HAVE PREPARED UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR THE ACCOMPANYING PLAT OF VACATION FROM OFFICIAL RECORDS FOR THE PURPOSE OF VACATING SAME AS SET FORTH BY STATUTE, AND FURTHER CERTIFY THAT THE ANNEXED PLAT IS A CORRECTED REPRESENTATION OF THE SAME.

GIVEN UNDER MY HAND AND SEAL AT PARK RIDGE, ILLINOIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
 BY *Andrew F. Spiewak*

ILLINOIS PROFESSIONAL LAND SURVEYOR  
 ANDRZEJ F. SPIEWAK LICENSE No.: 035,003178 LICENSE EXPIRES 11/30/2024  
 PROFESSIONAL DESIGN FIRM, LAND SURVEYING CORPORATION  
 LICENSE No.: 184.006518 LICENSE EXPIRES 04/30/2023



**PROJECT No. 460-20 UD 22 VACATION**

ORDERED BY: BILL GRAHAM  
 COMPANY OR ORGANIZATION:  
 SCHAEFER'S WINE, FOODS & SPIRITS  
 SURVEYED BY: JG  
 DRAWN BY: JG, AFS  
 CHECKED BY: AFS

ADDRESS:  
 9965 GROSS POINT RD.  
 4101 OLD ORCHARD RD.  
 SKOKIE, IL 60076

DATE ISSUED: 10-28-2022  
 REVISION:  
 1.  
**ANDREW SPIEWAK LAND SURVEYOR, INC.**  
 PROFESSIONAL DESIGN FIRM  
 LICENSE NO.: 184.006518  
 1030 W. HIGGINS RD. SUITE 218, PARK RIDGE, IL 60068  
 phone: (773) 853-2672  
 phone: (630) 351-9489  
 www.landsurveyors.pro  
 andrew@landsurveyors.pro

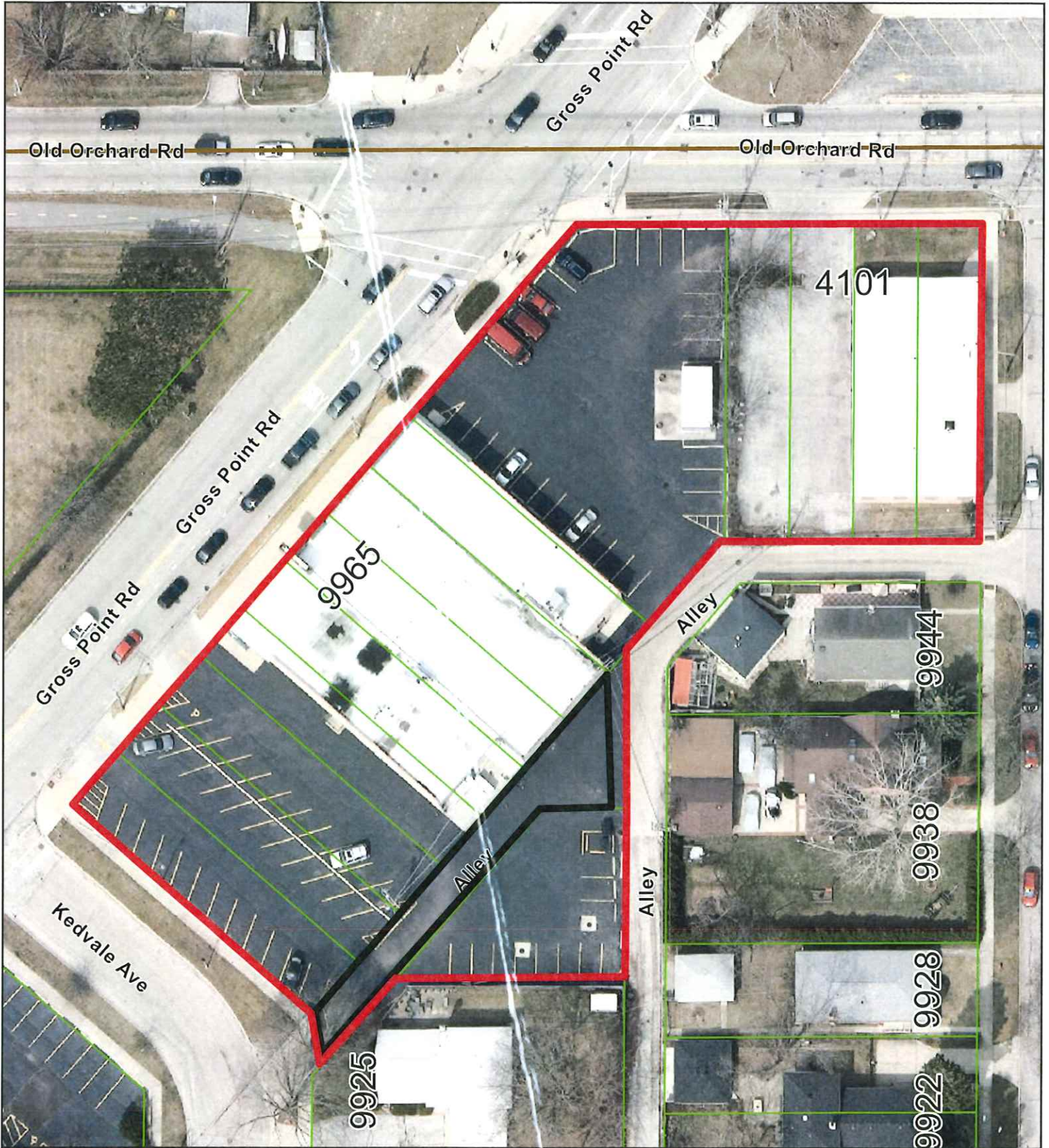


Cases  
2021-01P

# 9965 Gross Point Rd & 4101 Old Orchard Rd

GIS  
Consortium

Date: 3/11/2021



-  Planned Site
-  Vacated Alley



1 in = 50 feet



## **PLAN COMMISSION REPORT**

## **2021-02P: Subdivision**

Plan Commission

Council Chambers, 8:00 PM February 21, 2023

To: Mayor and Board of Trustees  
From: Paul Luke, Chairman  
Re: **2021-02P: Subdivision**  
9965 Gross Point Road and 4101 Old Orchard Road

Related Cases – 2021-01P: Alley Vacation  
2021-03P: Site Plan Approval  
2021-04P: Special Use Permit – Bar and Drinking Place  
2021-05P: Special Use Permit – Outdoor Dining  
2021-10P: Zoning Map Amendment

### **PLAN COMMISSION ANALYSIS**

At its March 18, 2021 meeting, the Plan Commission heard a request from RainbowBend Properties, LLC, to resubdivide 14 existing lots at 9965 Gross Point Road and 4101 Old Orchard Road and incorporate a vacated alley running in a northeast-southwest direction to the east of the building at 9965 Gross Point Road (case 2021-01P) into 1 new lot in a B2 Commercial zoning district. The new lot will contain the buildings at both addresses, along with their associated parking lots.

The subdivision will include a 4'-wide dedication of right-of-way along the north and west sides of the existing east-west and north-south alleys adjacent to the Schaefer's site in order to widen the alley right-of-way to meet current Village Subdivision Code requirements.

The Plan Commission concurred with Staff's recommendation to grant the subdivision approval, subject to conditions.

Subsequent to the hearing of the case by the Plan Commission, the petitioner withdrew their petitions for cases 2021-03P, 2021-04P, and 2021-05P, but requested that the subject case along with case 2021-02P proceed to the Village Board. The petitioner originally filed cases 2021-01P and 2021-02 without submitting plats for review. The plats of vacation and subdivision were finalized by the surveyor and reviewed by Staff in fall of 2022.

### **INTERESTED PARTIES**

Legal notice was properly posted, advertised, and delivered to all property owners in the area of the subject site as prescribed by the Zoning Chapter. No interested parties spoke regarding the case.



## PLAN COMMISSION RECOMMENDATIONS AND VOTING

The Plan Commission recommends by a vote of 9 ayes and 0 nays that the petitioner's request to resubdivide 14 existing lots at 9965 Gross Point Road and 4101 Old Orchard Road and incorporate a vacated alley running in a northeast-southwest direction to the east of the building at 9965 Gross Point Road into 1 new lot in a B2 Commercial zoning district be **APPROVED**, subject to the attached recommended conditions.

<u>ATTENDANCE</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Mitchell (Moved)	X		
Quane	X		
Lakhani	X		
Robinson	X		
Franklin	X		
Pure-Slovin (Second)	X		
Burman	X		
Mathee	X		
Luke	X		

## ATTACHMENTS

1. Plan Commission Recommended Conditions, dated February 21, 2023
2. Staff Report, dated March 18, 2021
3. Plan Commission Meeting Minutes for March 18, 2021
4. Schaefer's Subdivision, dated November 21, 2022
5. Land Use and Zoning Map

**PLAN COMMISSION  
RECOMMENDED CONDITIONS**

**2021-02P: Subdivision**

Plan Commission

Council Chambers, 8:00 PM, February 21, 2023

1. Upon the passage of the ordinance by the Board of Trustees, the Mylar of the Schaefer's Subdivision must be submitted to the Village with all signatures other than Village staff or elected officials.
2. The Schaefer's Subdivision shall be effective upon its recording by the Village in the Office of the Recorder of Deeds of Cook County, Illinois.
3. All monuments must be set no later than 1 year after the date of the recording of the plat.
4. The petitioners must comply with all Federal and State statutes, laws, rules and regulations and all Village codes, ordinances, rules, and regulations.

**STAFF REPORT****2021-02P: Subdivision**

Community Development Department

Council Chambers, 7:30 PM, March 18, 2021

To: Paul Luke, Chairman, Skokie Plan Commission  
 From: Steve Marciani, AICP, Planning Supervisor  
 Re: **2021-02P: Subdivision**  
 9956 Gross Point Road and 4101 Old Orchard Road

Related Cases – 2021-01P: Alley Vacation  
 2021-03P: Site Plan Approval  
 2021-04P: Special Use Permit – Bar and Drinking Place  
 2021-05P: Special Use Permit – Outdoor Dining

<b>General Information</b>	
<i>Location</i>	9965 Gross Point Road and 4101 Old Orchard Road
<i>Purpose</i>	To request a 1-lot subdivision of 9965 Gross Point Road, 4101 Old Orchard Road, and an alley that has been requested to be vacated, as well as a dedication of 4' of additional alley width to the existing east-west and north-south alleys adjacent to the site.
<i>Petitioner</i>	RainbowBend, LLC
<i>Size of Site</i>	58,220 ft <sup>2</sup> (1.34 acres) with frontage on Gross Point Road, Old Orchard Road, Karlov Avenue, and Kedvale Avenue
<i>Existing Zoning &amp; Land Use</i>	B2 Commercial – beer, wine, and liquor store, storage, public alley
<i>Adjacent Zoning &amp; Land Use</i>	North C2 Commercial (Evanston) – laundromat, beauty parlor, clinics and outpatient care centers, professional services R2 Single-Family (Evanston) – detached residences R4 General Residential (Evanston) – multifamily housing
	South R1 Single-Family – detached residences
	East B2 Commercial – medical offices, beer, wine, and liquor store
	West R1 Single-Family – cemetery B2 Commercial – full service-restaurant
<i>Comprehensive Plan</i>	The site is designated as retail/service employment.

## **SITE INFORMATION**

- A public sidewalk is available along Old Orchard Road and Gross Point Road.
- There are 2 buildings on the site, surface parking, including some parking that is only accessible from public alleys.
- The site is accessible from Gross Point Road, Old Orchard Road, and from Kedvale Avenue and Karlov Avenue via alleys.
- Overhead utilities are located along the north, west and east sides of the subject site, as well as in the alleys adjacent to the site.
- The site is served by the CTA 201 Skokie bus which stops just north of the subject site on the Old Orchard Road.

## **PETITIONER'S SUBMITTAL**

The petitioner is requesting a 1-lot subdivision of 9965 Gross Point Road, 4101 Old Orchard Road, and an alley that has been requested to be vacated, as well as a dedication of 4' of additional alley width to the existing east-west and north-south alleys adjacent to the site. This dedication will bring the alley width into compliance with the Subdivision chapter of the Village Code, increasing the width of the commercial portion of the alley from 16' to 20' adjacent to a commercial zoning district.

The cost of the alley vacated in 2021-01P will be partially offset by the area that is being dedicated as part of this subdivision.

## **STAFF ANALYSIS**

All pertinent departments and divisions were offered an opportunity to comment on this case. Other than the Planning Division comments below, all others did not respond or approved the request without comment.

The Planning Division supports the proposed subdivision. The new lot incorporates the vacated alley, which is consistent with the Comprehensive Plan. The remaining alleys will be widened, as required by the Village Code. Once the sliver of land zoned R1 Single-Family, created by the alley vacation is rezoned (case to be heard by the Plan Commission on Thursday, April 15), the whole lot will be zoned B2 Commercial.

The multiple principal buildings on the new single lot will be regulated by the site plan approval in 2021-03P.

## **STAFF RECOMMENDATION**

Staff recommends that the petitioner's request for a 1-lot subdivision of 9965 Gross Point Road, 4101 Old Orchard Road, and an alley that has been requested to be vacated, as well as a dedication of 4' of additional alley width to the existing east-west and north-south alleys adjacent to the site in a B2 Commercial zoning district, be **APPROVED** subject to the conditions listed below.

## **RECOMMENDED SUBDIVISION CONDITIONS**

1. Upon the passage of the ordinance by the Board of Trustees, the Mylar of the Subdivision must be submitted to the Village with all signatures other than Village staff or elected officials.
2. [To Be Named] Subdivision shall be effective upon its recording by the Village in the Office of the Recorder of Deeds of Cook County, Illinois.
3. All monuments must be set no later than 1 year after the date of the recording of the plat.
4. The petitioners must comply with all Federal and State statutes, laws, rules and regulations and all Village codes, ordinances, rules, and regulations.

## **ATTACHMENTS**

1. Subdivision Exhibit, dated March 10, 2021
2. Land Use and Zoning Map



**Plan Commission Meeting Minutes**  
**Date: March 18, 2021**

A motion was made by Commissioner Burman and seconded by Commissioner Pure-Slovin to approve the minutes of the January 21, 2021 Plan Commission meeting.

The chairman read the following statement into the record.

*Until further notice, meetings of the Skokie Plan Commission will be electronically, with a majority of members participating via remote access in order to comply with the State of Illinois Gubernatorial Disaster Proclamation. Members of the public who wish to comment as to an item on the published legal notice must submit their statement or question in writing to Steve Marciani at [steve.marciani@skokie.org](mailto:steve.marciani@skokie.org) and all properly submitted statements or questions will be presented and read during the relevant portion of the meeting. Written comments also may be submitted by email to [citizencomments@skokie.org](mailto:citizencomments@skokie.org); by mail to Village of Skokie, Attn: Matt Brandmeyer, Ex Officio Plan Commissioner, 5127 Oakton Street, Skokie, IL 60077; or via the Village's drop box (no later than noon the day of the meeting) located by the public entry to Village Hall.*

The chairman called the roll to confirm a quorum. All commissioners were present.

**Case Descriptions:**

**2021-01P – Alley Vacation: 9965 Gross Point Road**

RainbowBend Properties, LLC, is requesting to vacate a portion of the northeast-southwest alley that runs behind 9965 Gross Point Road.

**2021-02P- Subdivision: 9965 Gross Point Road and 4101 Old Orchard Road**

RainbowBend Properties, LLC, is requesting a 1-lot subdivision of 9965 Gross Point Road, 4101 Old Orchard Road and an alley that has been requested to be vacated, as well as a dedication of 4' of additional alley width to the existing east-west and north-south alleys adjacent to the site.

**2021-03P – Site Plan Approval: 9965 Gross Point Road and 4101 Old Orchard Road**

RainbowBend Properties, LLC, is requesting a site plan approval for a 2-building development and any relief that may be discovered during the review of this case.

**2021-04P- Special Use Permit: 4101 Old Orchard Road**

RainbowBend Properties, LLC, is requesting a special use permit for an event center, classified as a *bar and drinking place*, in a B2 Commercial district and any relief that may be discovered during the review of this case.

**2021-05P- Special Use Permit: 4101 Old Orchard Road**

RainbowBend Properties, LLC, is requesting a special use permit for *outdoor dining* and any relief that may be discovered during the review of this case.

**PINs:** 10-10-403-001-0000 through 10-10-403-013-0000 and 10-10-403-036-0000

### **Discussion and Interested Parties**

Legal notice was advertised, posted, and delivered to property owners in the area as prescribed by the Zoning Chapter. Corporation Counsel determined that notice was proper and correct.

William Graham, sole member of RainbowBend Properties, and owner of Schaefer's Liquors along with Nathan Anderson, architect from OKW Architects presented the cases. Schaefer's Liquors has been operating as a family business for the last 85 years. Mr. Graham has been the owner for the last 12 years along with a third-generation member of the original Schaefer family. The building at 4101 Old Orchard Road was purchased for storage of inventory and is used as the location for their annual wine warehouse sale.

There is a lot of competition in the liquor business with Binny's and Costco. He wants to keep his branded reputation but had the idea to turn the underutilized warehouse into an event space to be rented out for gatherings such as parties or meetings for up to 100 people while still using the space for their wine sale. After 7 PM, when Schaefer's closes, the parking lot is empty. There also would be an outdoor patio adding an al fresco component. Beverages would be bought and supplied from Schaefer's, but a separate caterer would be needed as a kitchen is not provided; only a plating area.

Other elements of the project include the vacation of a portion of the northeast-southwest alley that runs behind Schaefer's; a subdivision into a single lot of 9965 Gross Point Road and 4101 Old Orchard Road with a dedication of 4' of additional alley to widen the existing east-west and north-south alleys adjacent to the site; a site plan approval for the 2-building development; and special use permits for an event space classified as a bar and drinking place which offers an outdoor dining patio.

A commissioner wanted an explanation of how they were going to turn an existing warehouse into an event space. Mr. Anderson stated that they were planning on upgrading and modernizing the site to be "warehouse chic" by adding track lighting, air conditioning, putting in an additional garage door and other improvements. The patio will be landscaped and fenced along the western boundary. They also will relocate the trash enclosure further away from the neighbors.

Another commissioner asked if the mature tree will stay or be removed. The tree is rooted in concrete and they will try to save it if possible.

Another commissioner inquired if multiple events can take place at the same time. Mr. Graham stated that there will be only 1 event at a time. The room will have a flexible seating arrangement; banquet style or up to 8 round tables.

A commissioner asked about a curfew for special events. A 10 PM curfew for outside events will be followed per Village regulations while indoor parties could go on later. As the space will be air conditioned, the garage doors can be closed to ensure that best efforts are made to control sound.

Staff requested that reports be accepted as presented and stated support for the project.

The portion of the alley to be vacated, which has functioned as a part of Schaefer's parking lot, will allow a more efficient parking layout and increase the number of parking spaces on the site. The homeowners of 9925 Kedvale Avenue have no interest in ownership of their portion of the alley.

The vacated alley will become part of the lot in the subdivision case. The dedication of 4' of additional alley width will increase the width of the commercial portion of the alley from 16' to 20' and provide adequate backing out space.

Site plan approval is necessary when there is more than 1 principle building on a site. There were neighbor concerns regarding potential parking problems spilling onto neighborhood streets. Staff worked very hard with the petitioner making changes to the submitted plans to increase landscaping and parking spaces.

Based on the Schaefer's floor plan, the most restrictive parking requirements were met as condition for the special use permit for the bar and drinking place. A condition was included that requires employees to park on-site in the south lot.

The outdoor patio was placed in area furthest away from the residential homes, will have significant landscaping and screening along with a board on board fence. The entrance has also been moved to the side of the building.

A commissioner asked if the patio would be curbed for protection. Mr. Anderson stated that parking won't be impinged, and planters will be 2 ft back and act as moveable wheel stops.

There were citizen concerns emailed to the Commission that were entered into the record regarding parking on the residential streets, noise, infestation of rats, and depreciated home values.

Lena Esho resides at 9943 Karlov Avenue. As a homeowner, parent, and tax-payer, she voiced her concerns in person. Living close to the liquor stores (Schaefer's and Tony's), she spoke of the liquor bottles she has found in the alley as well as people wandering around after drinking. How can she protect her property and vehicles? The corner of Karlov Avenue and Gross Point Road is usually quiet and dead. Who does she call if things get out of hand? She also mentioned that a resident lives 100 feet from the patio. The chairman told her to call police if a party needs to be shut down.

Mr. Graham responded that per Village Code, the outdoor dining season is from April through October only and pointed out that Karlov Avenue is not being used for ingress or egress. Schaefer's closes at 7 PM while Tony's closes at 10PM. Staff added that the Fire Department sets the capacity and during the review of the case, they pushed the activity westward; away from the residences. There will be new windows and the requirement that the garage doors must stay down during events. The parking requirement was figured the same as a sit-down restaurant.

The chairman asked about live music or a DJ. The petitioner said music as well as alcohol will not be allowed on the patio and must be inside the space.

A commissioner commented that the event space will not be another "UBAA". It is not a bar that is open every night. He also asked if a Schaefer's employee will be on site during events to watch for poor behavior. The petitioner answered in the affirmative.

In closing, Mr. Graham thanked everyone for their hard work and stated that they are a happy Skokie business and wants to stay that way.

### **Recommendations and Voting**

Motions were made to approve staff's recommendations to approve the petitioner's requests for each case.

#### **Case 2021-01P - Alley Vacation: 9965 Gross Point Road**

Approved as presented.

Motion: Mitchell

Second: Burman

Ayes: 9

Nays: 0

#### **Case 2021-02P – Subdivision: 9965 Gross Point Road and 4101 Old Orchard Road**

Approved as presented.

Motion: Mitchell

Second: Pure-Slovin

Ayes: 9

Nays: 0

#### **Case 2021-03P – Site Plan Approval: 9965 Gross Point Road and 4101 Old Orchard Road**

Approved as amended by staff for setback relief along the garage and alley.

Motion: Mitchell

Second: Franklin

Ayes: 9

Nays: 0

#### **Case 2021-04P – Special Use Permit: 4101 Old Orchard Road**

Approved as presented.

Motion: Robinson

Second: Mathee

Ayes: 9

Nays: 0

#### **Case 2021-05P – Special Use Permit: 4101 Old Orchard Road**

Approved as presented.

Motion: Pure-Slovin

Second: Franklin

Ayes: 9

Nays: 0

**STAFF REPORT****2021-02P: Subdivision**

Community Development Department

Council Chambers, 7:30 PM, March 18, 2021

To: Paul Luke, Chairman, Skokie Plan Commission  
 From: Steve Marciani, AICP, Planning Supervisor  
 Re: **2021-02P: Subdivision**  
 9956 Gross Point Road and 4101 Old Orchard Road

Related Cases – 2021-01P: Alley Vacation  
 2021-03P: Site Plan Approval  
 2021-04P: Special Use Permit – Bar and Drinking Place  
 2021-05P: Special Use Permit – Outdoor Dining

<b>General Information</b>	
<i>Location</i>	9965 Gross Point Road and 4101 Old Orchard Road
<i>Purpose</i>	To request a 1-lot subdivision of 9965 Gross Point Road, 4101 Old Orchard Road, and an alley that has been requested to be vacated, as well as a dedication of 4' of additional alley width to the existing east-west and north-south alleys adjacent to the site.
<i>Petitioner</i>	RainbowBend, LLC
<i>Size of Site</i>	58,220 ft <sup>2</sup> (1.34 acres) with frontage on Gross Point Road, Old Orchard Road, Karlov Avenue, and Kedvale Avenue
<i>Existing Zoning &amp; Land Use</i>	B2 Commercial – beer, wine, and liquor store, storage, public alley
<i>Adjacent Zoning &amp; Land Use</i>	North C2 Commercial (Evanston) – laundromat, beauty parlor, clinics and outpatient care centers, professional services R2 Single-Family (Evanston) – detached residences R4 General Residential (Evanston) – multifamily housing
	South R1 Single-Family – detached residences
	East B2 Commercial – medical offices, beer, wine, and liquor store
	West R1 Single-Family – cemetery B2 Commercial – full service-restaurant
<i>Comprehensive Plan</i>	The site is designated as retail/service employment.

## **SITE INFORMATION**

- A public sidewalk is available along Old Orchard Road and Gross Point Road.
- There are 2 buildings on the site, surface parking, including some parking that is only accessible from public alleys.
- The site is accessible from Gross Point Road, Old Orchard Road, and from Kedvale Avenue and Karlov Avenue via alleys.
- Overhead utilities are located along the north, west and east sides of the subject site, as well as in the alleys adjacent to the site.
- The site is served by the CTA 201 Skokie bus which stops just north of the subject site on the Old Orchard Road.

## **PETITIONER'S SUBMITTAL**

The petitioner is requesting a 1-lot subdivision of 9965 Gross Point Road, 4101 Old Orchard Road, and an alley that has been requested to be vacated, as well as a dedication of 4' of additional alley width to the existing east-west and north-south alleys adjacent to the site. This dedication will bring the alley width into compliance with the Subdivision chapter of the Village Code, increasing the width of the commercial portion of the alley from 16' to 20' adjacent to a commercial zoning district.

The cost of the alley vacated in 2021-01P will be partially offset by the area that is being dedicated as part of this subdivision.

## **STAFF ANALYSIS**

All pertinent departments and divisions were offered an opportunity to comment on this case. Other than the Planning Division comments below, all others did not respond or approved the request without comment.

The Planning Division supports the proposed subdivision. The new lot incorporates the vacated alley, which is consistent with the Comprehensive Plan. The remaining alleys will be widened, as required by the Village Code. Once the sliver of land zoned R1 Single-Family, created by the alley vacation is rezoned (case to be heard by the Plan Commission on Thursday, April 15), the whole lot will be zoned B2 Commercial.

The multiple principal buildings on the new single lot will be regulated by the site plan approval in 2021-03P.

## **STAFF RECOMMENDATION**

Staff recommends that the petitioner's request for a 1-lot subdivision of 9965 Gross Point Road, 4101 Old Orchard Road, and an alley that has been requested to be vacated, as well as a dedication of 4' of additional alley width to the existing east-west and north-south alleys adjacent to the site in a B2 Commercial zoning district, be **APPROVED** subject to the conditions listed below.

## **RECOMMENDED SUBDIVISION CONDITIONS**

1. Upon the passage of the ordinance by the Board of Trustees, the Mylar of the Subdivision must be submitted to the Village with all signatures other than Village staff or elected officials.
2. [To Be Named] Subdivision shall be effective upon its recording by the Village in the Office of the Recorder of Deeds of Cook County, Illinois.
3. All monuments must be set no later than 1 year after the date of the recording of the plat.
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## **ATTACHMENTS**

1. Subdivision Exhibit, dated March 10, 2021
2. Land Use and Zoning Map

**Plan Commission Meeting Minutes**  
**Date: March 18, 2021**

A motion was made by Commissioner Burman and seconded by Commissioner Pure-Slovin to approve the minutes of the January 21, 2021 Plan Commission meeting.

The chairman read the following statement into the record.

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The chairman called the roll to confirm a quorum. All commissioners were present.

**Case Descriptions:**

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RainbowBend Properties, LLC, is requesting to vacate a portion of the northeast-southwest alley that runs behind 9965 Gross Point Road.

**2021-02P- Subdivision: 9965 Gross Point Road and 4101 Old Orchard Road**

RainbowBend Properties, LLC, is requesting a 1-lot subdivision of 9965 Gross Point Road, 4101 Old Orchard Road and an alley that has been requested to be vacated, as well as a dedication of 4' of additional alley width to the existing east-west and north-south alleys adjacent to the site.

**2021-03P – Site Plan Approval: 9965 Gross Point Road and 4101 Old Orchard Road**

RainbowBend Properties, LLC, is requesting a site plan approval for a 2-building development and any relief that may be discovered during the review of this case.

**2021-04P- Special Use Permit: 4101 Old Orchard Road**

RainbowBend Properties, LLC, is requesting a special use permit for an event center, classified as a *bar and drinking place*, in a B2 Commercial district and any relief that may be discovered during the review of this case.

**2021-05P- Special Use Permit: 4101 Old Orchard Road**

RainbowBend Properties, LLC, is requesting a special use permit for *outdoor dining* and any relief that may be discovered during the review of this case.



**PINs:** 10-10-403-001-0000 through 10-10-403-013-0000 and 10-10-403-036-0000

### **Discussion and Interested Parties**

Legal notice was advertised, posted, and delivered to property owners in the area as prescribed by the Zoning Chapter. Corporation Counsel determined that notice was proper and correct.

William Graham, sole member of RainbowBend Properties, and owner of Schaefer's Liquors along with Nathan Anderson, architect from OKW Architects presented the cases. Schaefer's Liquors has been operating as a family business for the last 85 years. Mr. Graham has been the owner for the last 12 years along with a third-generation member of the original Schaefer family. The building at 4101 Old Orchard Road was purchased for storage of inventory and is used as the location for their annual wine warehouse sale.

There is a lot of competition in the liquor business with Binny's and Costco. He wants to keep his branded reputation but had the idea to turn the underutilized warehouse into an event space to be rented out for gatherings such as parties or meetings for up to 100 people while still using the space for their wine sale. After 7 PM, when Schaefer's closes, the parking lot is empty. There also would be an outdoor patio adding an al fresco component. Beverages would be bought and supplied from Schaefer's, but a separate caterer would be needed as a kitchen is not provided; only a plating area.

Other elements of the project include the vacation of a portion of the northeast-southwest alley that runs behind Schaefer's; a subdivision into a single lot of 9965 Gross Point Road and 4101 Old Orchard Road with a dedication of 4' of additional alley to widen the existing east-west and north-south alleys adjacent to the site; a site plan approval for the 2-building development; and special use permits for an event space classified as a bar and drinking place which offers an outdoor dining patio.

A commissioner wanted an explanation of how they were going to turn an existing warehouse into an event space. Mr. Anderson stated that they were planning on upgrading and modernizing the site to be "warehouse chic" by adding track lighting, air conditioning, putting in an additional garage door and other improvements. The patio will be landscaped and fenced along the western boundary. They also will relocate the trash enclosure further away from the neighbors.

Another commissioner asked if the mature tree will stay or be removed. The tree is rooted in concrete and they will try to save it if possible.

Another commissioner inquired if multiple events can take place at the same time. Mr. Graham stated that there will be only 1 event at a time. The room will have a flexible seating arrangement; banquet style or up to 8 round tables.

A commissioner asked about a curfew for special events. A 10 PM curfew for outside events will be followed per Village regulations while indoor parties could go on later. As the space will be air conditioned, the garage doors can be closed to ensure that best efforts are made to control sound.

Staff requested that reports be accepted as presented and stated support for the project.

585863 Plan Commission meeting minutes for Case 2021-01P on 3-18-2021

The portion of the alley to be vacated, which has functioned as a part of Schaefer's parking lot, will allow a more efficient parking layout and increase the number of parking spaces on the site. The homeowners of 9925 Kedvale Avenue have no interest in ownership of their portion of the alley.

The vacated alley will become part of the lot in the subdivision case. The dedication of 4' of additional alley width will increase the width of the commercial portion of the alley from 16' to 20' and provide adequate backing out space.

Site plan approval is necessary when there is more than 1 principle building on a site. There were neighbor concerns regarding potential parking problems spilling onto neighborhood streets. Staff worked very hard with the petitioner making changes to the submitted plans to increase landscaping and parking spaces.

Based on the Schaefer's floor plan, the most restrictive parking requirements were met as condition for the special use permit for the bar and drinking place. A condition was included that requires employees to park on-site in the south lot.

The outdoor patio was placed in area furthest away from the residential homes, will have significant landscaping and screening along with a board on board fence. The entrance has also been moved to the side of the building.

A commissioner asked if the patio would be curbed for protection. Mr. Anderson stated that parking won't be impinged, and planters will be 2 ft back and act as moveable wheel stops.

There were citizen concerns emailed to the Commission that were entered into the record regarding parking on the residential streets, noise, infestation of rats, and depreciated home values.

Lena Esho resides at 9943 Karlov Avenue. As a homeowner, parent, and tax-payer, she voiced her concerns in person. Living close to the liquor stores (Schaefer's and Tony's), she spoke of the liquor bottles she has found in the alley as well as people wandering around after drinking. How can she protect her property and vehicles? The corner of Karlov Avenue and Gross Point Road is usually quiet and dead. Who does she call if things get out of hand? She also mentioned that a resident lives 100 feet from the patio. The chairman told her to call police if a party needs to be shut down.

Mr. Graham responded that per Village Code, the outdoor dining season is from April through October only and pointed out that Karlov Avenue is not being used for ingress or egress. Schaefer's closes at 7 PM while Tony's closes at 10PM. Staff added that the Fire Department sets the capacity and during the review of the case, they pushed the activity westward; away from the residences. There will be new windows and the requirement that the garage doors must stay down during events. The parking requirement was figured the same as a sit-down restaurant.

The chairman asked about live music or a DJ. The petitioner said music as well as alcohol will not be allowed on the patio and must be inside the space.

A commissioner commented that the event space will not be another "UBAA". It is not a bar that is open every night. He also asked if a Schaefer's employee will be on site during events to watch for poor behavior. The petitioner answered in the affirmative.

In closing, Mr. Graham thanked everyone for their hard work and stated that they are a happy Skokie business and wants to stay that way.

### **Recommendations and Voting**

Motions were made to approve staff's recommendations to approve the petitioner's requests for each case.

#### **Case 2021-01P - Alley Vacation: 9965 Gross Point Road**

Approved as presented.

Motion: Mitchell

Second: Burman

Ayes: 9

Nays: 0

#### **Case 2021-02P – Subdivision: 9965 Gross Point Road and 4101 Old Orchard Road**

Approved as presented.

Motion: Mitchell

Second: Pure-Slovin

Ayes: 9

Nays: 0

#### **Case 2021-03P – Site Plan Approval: 9965 Gross Point Road and 4101 Old Orchard Road**

Approved as amended by staff for setback relief along the garage and alley.

Motion: Mitchell

Second: Franklin

Ayes: 9

Nays: 0

#### **Case 2021-04P – Special Use Permit: 4101 Old Orchard Road**

Approved as presented.

Motion: Robinson

Second: Mathee

Ayes: 9

Nays: 0

#### **Case 2021-05P – Special Use Permit: 4101 Old Orchard Road**

Approved as presented.

Motion: Pure-Slovin

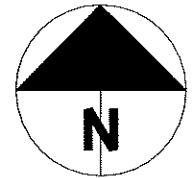
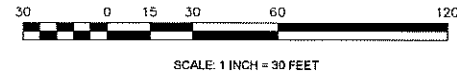
Second: Franklin

Ayes: 9

Nays: 0

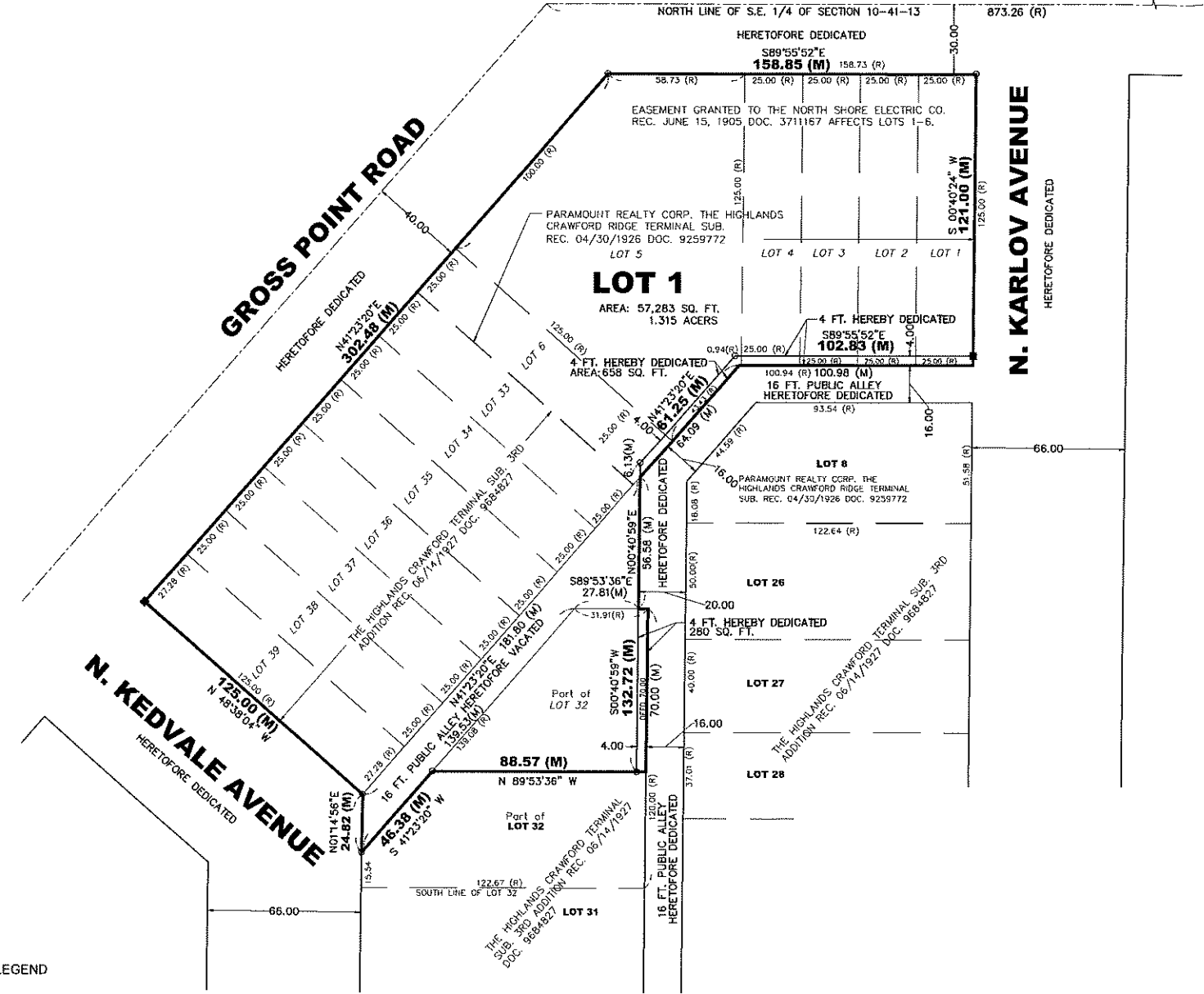
# FINAL SCHAEFER'S SUBDIVISION

BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



## OLD ORCHARD ROAD

## N. KARLOV AVENUE



### PROPERTY OWNERS CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND/OR DEDICATED, AND PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES INDICATED THEREON AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

OWNER (PRINT) \_\_\_\_\_  
SIGNATURE \_\_\_\_\_  
ADDRESS \_\_\_\_\_

OWNER (PRINT) \_\_\_\_\_  
SIGNATURE \_\_\_\_\_  
ADDRESS \_\_\_\_\_

### NOTARY CERTIFICATE OF PROPERTY OWNER

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH, GIVEN UNDER MY HAND AND NOTARIAL SEAL.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_, ILLINOIS.

NOTARY PUBLIC (SEAL) \_\_\_\_\_ SIGNATURE \_\_\_\_\_

### SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

ANDREW SPIEWAK LAND SURVEYOR, INC., A PROFESSIONAL DESIGNED FIRM, LAND SURVEYING CORPORATION, LICENSE NO. 184.006518, DO HEREBY CERTIFY THAT WE HAVE SURVEYED AND CONSOLIDATED UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR THE FOLLOWING DESCRIBED TRACT OF LAND:

- PARCEL 1:  
LOTS 1, 2, 3, AND 4 IN BLOCK 3 IN PARAMOUNT REALTY CORPORATION THE HIGHLANDS CRAWFORD RIDGE TERMINAL SUBDIVISION OF LOT 1 (EXCEPT THE EAST 1 ROD THEREOF) AND LOTS 3, 4, 5, 6, 7, AND 8 (EXCEPT 1 ROD ON THE EAST AND WEST SIDES THEREOF) IN BERNHARD DOETSCH'S SUBDIVISION OF THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
- PARCEL 2:  
LOT 5 IN BLOCK 3 IN PARAMOUNT REALTY CORPORATION THE HIGHLANDS CRAWFORD RIDGE TERMINAL SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
- PARCEL 3:  
LOTS 33 TO 39 INCLUSIVE IN HIGHLANDS CRAWFORD RIDGE TERMINAL SUBDIVISION 3RD ADDITION, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
- ALSO
- LOT 6 IN BLOCK 3 IN PARAMOUNT REALTY CORPORATION HIGHLANDS CRAWFORD RIDGE TERMINAL SUBDIVISION OF LOT 1 (EXCEPT THE EAST 1 ROD THEREOF) AND OF LOTS 3 TO 8 INCLUSIVE (EXCEPT 1 ROD ON THE EAST AND WEST SIDES THEREOF) IN BERNHARD DOETSCH'S SUBDIVISION OF THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
- PARCEL 4:  
THE NORTH 70.00 FEET OF LOT 32 IN HIGHLANDS CRAWFORD RIDGE TERMINAL SUBDIVISION THIRD ADDITION, BEING A SUBDIVISION OF LOT 2 (EXCEPT THE EAST 1.00 ROD THEREOF) IN BERNARD DOETSCH'S SUBDIVISION OF THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH LOT 7 AND VACATED NORTH KEDVALE AVENUE, LYING NORTH OF AND ADJOINING SAID LOT 7 IN BLOCK 3 AND IN BLOCK 4 IN PARAMOUNT REALTY CORPORATION'S HIGHLANDS CRAWFORD RIDGE SUBDIVISION, PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.
- PARCEL 5:  
THAT PART OF ALLEY LYING SOUTHEASTERLY OF AND ADJACENT TO LOTS 33 THROUGH 39 AND LYING NORTH AND NORTHWESTERLY OF AND ADJACENT TO LOT 32 (EXCEPT THAT PART LYING EAST OF A LINE 4.00 FEET WEST OF THE EAST LINE OF LOT 32 EXTENDED NORTH) ALL IN THE HIGHLANDS CRAWFORD RIDGE TERMINAL SUBDIVISION THIRD ADDITION BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 14, 1927 AS DOCUMENT NUMBER 9884827, IN COOK COUNTY, ILLINOIS.

AND THAT THIS PLAT HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY AND CONSOLIDATION. THIS PROFESSIONAL SERVICE CONFIRMS TO THE CURRENT ILLINOIS STANDARDS FOR BOUNDARY SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND BEARINGS ARE SHOWN FOR ANGULAR REFERENCE ONLY AND ARE NOT RELATED TO TRUE OR MAGNETIC NORTH. THE LAND INCLUDED IN THIS PLAT OF CONSOLIDATION IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF SKOKIE. I FURTHER CERTIFY THAT NO PART OF THE PROPERTY COVERED BY THIS PLAT OF CONSOLIDATION IS SITUATED WITHIN A SPECIAL FLOOD HAZARD ZONE, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP NO. 17031C0253J, MAP REVISED AUGUST 19, 2008.

DATED AT PARK RIDGE, ILLINOIS, THIS 11th DAY OF NOVEMBER, A.D. 2022.

ANDREW SPIEWAK  
ILLINOIS PROFESSIONAL LAND SURVEYOR  
ANDRZEJ F. SPIEWAK LICENSE #178  
LICENSE EXPIRES 11/30/2024  
PROFESSIONAL DESIGN FIRM, LAND SURVEYING CORPORATION No. 184.006518  
LICENSE EXPIRES 04/30/2023



### PROPERTY INDEX NUMBERS

- 10-10-403-001-0000
- 10-10-403-002-0000
- 10-10-403-003-0000
- 10-10-403-004-0000
- 10-10-403-005-0000
- 10-10-403-006-0000
- 10-10-403-007-0000
- 10-10-403-008-0000
- 10-10-403-009-0000
- 10-10-403-010-0000
- 10-10-403-011-0000
- 10-10-403-012-0000
- 10-10-403-013-0000
- 10-10-403-036-0000

### PLAT RETURN ADDRESS

THIS PLAT IS TO BE RECORDED BY THE VILLAGE OF SKOKIE, ILLINOIS FOR THE UNDERSIGNED. UPON RECORDATION RETURN THIS PLAT TO:

CORPORATION COUNSEL  
VILLAGE OF SKOKIE  
5127 OAKTON STREET  
SKOKIE, IL 60077

### SKOKIE PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

I, \_\_\_\_\_ CHAIRMAN OF THE SKOKIE PLAN COMMISSION DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT COMPLIES WITH THE APPROVED PLAT, AND IS IN CONFORMANCE WITH THE REGULATIONS, REQUIREMENTS AND INTENT OF THE SKOKIE COMPREHENSIVE PLAN AND SUBDIVISION ORDINANCE.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

SKOKIE PLAN COMMISSION

CHAIRMAN \_\_\_\_\_  
SECRETARY \_\_\_\_\_

### SKOKIE VILLAGE BOARD APPROVAL CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

THE VILLAGE OF SKOKIE, ILLINOIS, HEREBY CERTIFIES THAT THE ACCOMPANYING PLAT WAS PRESENTED TO AND BY ORDINANCE NUMBER \_\_\_\_\_ DULY APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF SKOKIE AT ITS REGULAR MEETING HELD ON \_\_\_\_\_ A.D. 20\_\_\_\_, IN WITNESS WHEREOF, I HAVE HEREUNTO SET THE SEAL OF THE VILLAGE OF SKOKIE, ILLINOIS. I FURTHER CERTIFY THAT THE REQUIRED BOND OR INSTRUMENT OF CREDIT IS POSTED FOR THE COMPLETION OF ALL REQUIRED PUBLIC IMPROVEMENTS.

ATTESTED TO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ (SEAL)

MAYOR VILLAGE \_\_\_\_\_  
CLERK \_\_\_\_\_

### DIRECTOR OF ENGINEERING CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

I, \_\_\_\_\_ DIRECTOR OF ENGINEERING OF THE VILLAGE OF SKOKIE, DO HEREBY CERTIFY THAT ALL PROVISIONS PERTAINING TO STREET, AND DRAINAGE REQUIREMENTS AND ALL THE OTHER ENGINEERING MATTERS AS PRESCRIBED IN ORDINANCES OF THE VILLAGE OF SKOKIE, IN SO FAR AS THEY PERTAIN TO THE ACCOMPANYING PLAT, HAVE BEEN SATISFACTORILY COMPLIED WITH. ATTESTED TO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

### DIRECTOR OF ENGINEERING VILLAGE OF SKOKIE

### SKOKIE VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

I, \_\_\_\_\_ COLLECTOR OF THE VILLAGE OF SKOKIE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREFORE THAT HAVE BEEN APPOINTED AGAINST THE TRACT OF LAND INCLUDING IN THE ACCOMPANYING PLAT OR ANY OTHER UNPAID FEE, JUDGEMENT OR LIEN IMPOSED BY THE VILLAGE OF SKOKIE, COOK COUNTY, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

VILLAGE COLLECTOR \_\_\_\_\_

- #### LEGEND
- BOUNDARY LINE OF LOT 1 \_\_\_\_\_
  - SUBDIVISION BOUNDARY LINE \_\_\_\_\_
  - CENTER LINE \_\_\_\_\_
  - RIGHT OF WAY LINE \_\_\_\_\_
  - LOT LINES \_\_\_\_\_
  - SET IRON PIPE ○
  - FOUND IRON PIPE ●
  - CONCRETE MONUMENT ■
  - MEASURED LOT 1
  - DIMENSIONS S89°55'52"E 158.85 (M)
  - (M) MEASURED
  - (R) RECORD

ORDERED BY: BILL GRAHAM  
COMPANY OR ORGANIZATION:  
SCHAEFER'S WINE, FOODS & SPIRITS  
SURVEYED BY: JG  
DRAWN BY: JG, AFS  
CHECKED BY: AFS

ADDRESS:  
9965 GROSS POINT RD.  
4101 OLD ORCHARD RD.  
SKOKIE, IL 60076

#### ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

STATE OF ILLINOIS )  
CITY OF COOK ) SS

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT OF PARAGRAPH 2 OF 'AN ACT TO REVISE THE LAW IN RELATION TO PLATS,' AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S 'POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS' WILL BE REQUIRED BY THE DEPARTMENT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

JOSE RIOS, P.E.  
REGION ONE ENGINEER

DATE ISSUED: 11-11-2022

ANDREW SPIEWAK LAND SURVEYOR, INC.  
PROFESSIONAL DESIGN FIRM  
LICENSE NO.: 184.006518  
1030 W. HIGGINS RD., SUITE 218, PARK RIDGE, IL 60068  
phone: (773) 853-2672  
phone: (630) 351-9489  
www.landsurveyors.pro  
andrew@landsurveyors.pro



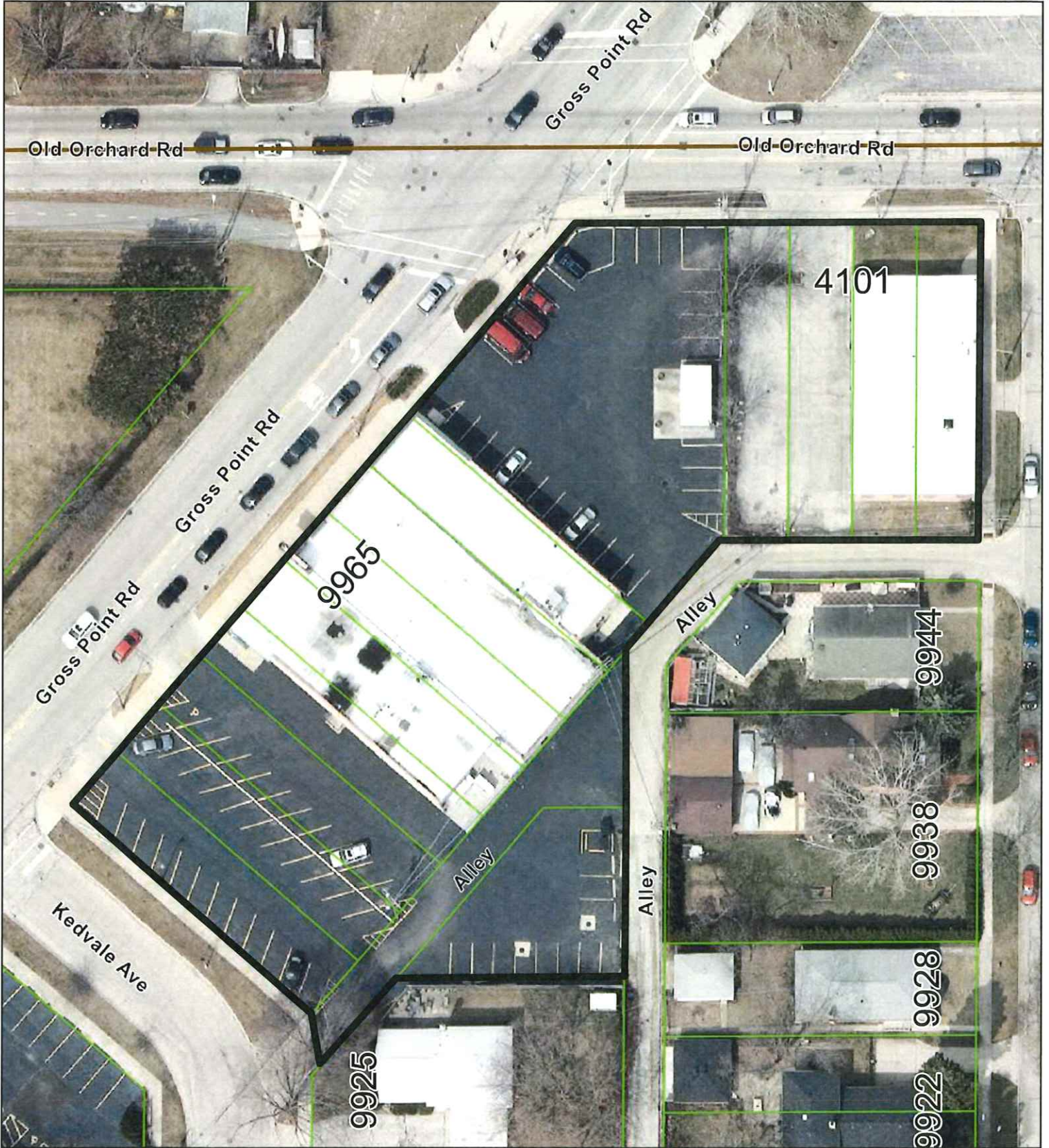


Cases  
2021-02P

# 9965 Gross Point Rd & 4101 Old Orchard Rd

GIS  
Consortium

Date: 3/11/2021



 Subdivision



1 in = 50 feet

50 25 0 50 Feet



# **PLAN COMMISSION REPORT 2021-10P: Zoning Map Amendment**

Plan Commission

Council Chambers, 8:00 PM February 21, 2023

To: Mayor and Board of Trustees  
From: Paul Luke, Chairman  
Case: **2021-10P: Zoning Map Amendment**  
Alley adjacent to 9925 Kedvale Avenue

Related Cases – 2021-01P: Alley Vacation  
2021-02P: Subdivision  
2021-03P: Site Plan Approval  
2021-04P: Special Use Permit – Bar and Drinking Place  
2021-05P: Special Use Permit – Outdoor Dining

## **PLAN COMMISSION ANALYSIS**

At its April 15, 2021 meeting, the Plan Commission heard the request of the Village of Skokie to amend the zoning map to change the zoning district for a portion of the alley adjacent to 9925 Kedvale Avenue from R1 Single-Family to B2 Commercial. This case is simply a technical amendment resulting from the proposed alley vacation in 2021-01P. The zoning ordinance states that unless otherwise specified, the zoning district boundary runs down the centerline of a public right-of-way when the properties on either side are in different zoning districts. A lot is also not allowed to be in more than one zoning district. Because the alley that is proposed to be vacated currently partially abuts 9925 Kedvale, half of that very small portion of the alley is zoned R1. The B2-zoned property to the north will be receiving all of the alley after the vacation. The R1-zoned portion needs to be rezoned to B2 so that when the subdivision in case 2021-02P incorporates the vacated alley with the rest of the commercial property, the resulting lot will be in one single zoning district.

The Plan Commission concurred with Staff's recommendation to grant the zoning map amendment without discussion.

## **INTERESTED PARTIES**

Legal notice was properly posted, advertised, and delivered to all property owners in the area of the subject site as prescribed by the Zoning Chapter. No interested parties spoke regarding this case.

## **PLAN COMMISSION RECOMMENDATIONS AND VOTING**

The Plan Commission recommends by a vote of 9 ayes and 0 nays that the petitioner's request to amend the zoning map to change the zoning district for a portion of the alley

adjacent to 9925 Kedvale Avenue from R1 Single-Family to B2 Commercial be **APPROVED**, subject to the attached Proposed Positive Findings of Fact.

<u>ATTENDANCE</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Mitchell	X		
Quane	X		
Lakhani	X		
Robinson (Moved)	X		
Franklin	X		
Pure-Slovin	X		
Burman (Second)	X		
Mathee	X		
Luke	X		

### **ATTACHMENTS**

1. Plan Commission Positive Findings of Fact for 2021-10P
2. Staff Report, dated April 15, 2021
3. Plan Commission meeting minutes, dated April 15, 2021
4. Land Use and Zoning Map

## Plan Commission

### Positive Findings of Fact

### 2021-10P: Zoning Map Amendment

Plan Commission

Council Chambers, 8:00 PM, February 21, 2023

<i>Consideration</i>	<i>Finding</i>
The map amendment is consistent with the Comprehensive Plan or development trends in the area that have taken place since the affected property was placed in the present zoning district.	Right-of-way has no land use designation in the Comprehensive Plan.
After identifying the existing uses and zoning districts in the area, the property in question is more suitable for the uses allowed under proposed zoning district than the existing zoning district.	The vacated alley needs to be a consistent zoning with the lot it is being combined with.



**STAFF REPORT****2021-10P: Zoning Map Amendment**

Community Development Department

Council Chambers, 7:30 PM, April 15, 2021

To: Paul Luke, Chairman, Skokie Plan Commission  
 From: Steve Marciani, AICP, Planning Supervisor  
 Re: **2021-10P: Zoning Map Amendment**  
 Alley Adjacent to 9925 Kedvale Avenue  
 Related Case – 2021-01P: Alley Vacation

<b>General Information</b>	
<i>Location</i>	Alley Adjacent to 9925 Kedvale Avenue
<i>Purpose</i>	To amend the zoning map from R1 Single-Family to B2 Commercial.
<i>Petitioner</i>	Village of Skokie
<i>Size of Site</i>	Approximately 354 ft <sup>2</sup>
<i>Existing Zoning &amp; Land Use</i>	R1 Single-Family – proposed vacated alley
Adjacent Zoning & Land Use	North   B2 Commercial – public works facility
	South   R1 Single-Family – detached residence
	East   R1 Single-Family – detached residence
	West   B2 Commercial – full service restaurant
Comprehensive Plan	None. Right-of-way does not have a land use designation.

**PETITIONER'S SUBMITTAL**

This case is simply a technical amendment resulting from the proposed alley vacation in 2021-01P. The zoning ordinance states that unless otherwise specified, the zoning district boundary runs down the centerline of a public right-of-way when the properties on either side are in different zoning districts. A lot is also not allowed to be in more than one zoning district. Because the alley that is proposed to be vacated currently partially abuts 9925 Kedvale, half of that very small portion of the alley is zoned R1. The B2 property to the north will be receiving all of the alley after the vacation. The R1 zoned portion needs to be rezoned to B2 so that when the subdivision in case 2021-02P merges the vacated alley with the rest of the commercial property, the resulting lot will be in one single zoning district.

## **STAFF RECOMMENDATIONS**

Staff recommends that the petitioner's request to amend the zoning map to change the zoning district for the alley adjacent to 9925 Kedvale Avenue from R1 Single-Family to B2 Commercial be **APPROVED**, subject to the attached Proposed Positive Findings of Fact.

## **ATTACHMENTS**

1. Proposed Positive Findings of Fact for 2021-10P
2. Aerial Map

**Proposed Positive Findings of Fact**

**2021-10P: Zoning Map Amendment**

Community Development Department

Council Chambers, 7:30 PM, April 15, 2021

<i>Consideration</i>	<i>Finding</i>
The map amendment is consistent with the Comprehensive Plan or development trends in the area that have taken place since the affected property was placed in the present zoning district.	Right-of-way has no land use designation in the Comprehensive Plan.
After identifying the existing uses and zoning districts in the area, the property in question is more suitable for the uses allowed under proposed zoning district than the existing zoning district.	The vacated alley needs to be a consistent zoning with the lot it is being combined with.

**Plan Commission Meeting Minutes**  
**Date: April 15, 2021**

A motion was made by Commissioner Franklin and seconded by Commissioner Burman to approve the minutes of the April 1, 2021 Plan Commission meeting.

The chairman read the following statement into the record.

*Until further notice, meetings of the Skokie Plan Commission will be electronically, with a majority of members participating via remote access in order to comply with the State of Illinois Gubernatorial Disaster Proclamation. Members of the public who wish to comment as to an item on the published legal notice must submit their statement or question in writing to Steve Marciani at [steve.marciani@skokie.org](mailto:steve.marciani@skokie.org) and all properly submitted statements or questions will be presented and read during the relevant portion of the meeting. Written comments also may be submitted by email to [citizencomments@skokie.org](mailto:citizencomments@skokie.org); by mail to Village of Skokie, Attn: Matt Brandmeyer, Ex Officio Plan Commissioner, 5127 Oakton Street, Skokie, IL 60077; or via the Village's drop box (no later than noon the day of the meeting) located by the public entry to Village Hall.*

The chairman called the roll to confirm a quorum. All commissioners were present.

**Case Description:**

**2021-10P – Zoning Map Amendment: alley adjacent to 9925 Kedvale Avenue**

The Village of Skokie is requesting a zoning map amendment to rezone the southeastern half of an alley to be vacated adjacent to 9925 Kedvale Avenue from R1 Single-Family to B2 Commercial.

**Discussion and Interested Parties**

Legal notice was advertised, posted, and delivered to property owners in the area as prescribed by the Zoning Chapter. Corporation Counsel determined that notice was proper and correct.

Staff requested that the report be submitted into the record as presented. This is a follow-up case, a technical amendment, from the proposed alley vacation case recently approved for an event space at 9965 Gross Point Road (Case 2021-01P). The alley proposed to be vacated currently partially abuts 9925 Kedvale Avenue; a small portion which is zoned R1. The B2 property to the north will acquire all of the alley after the vacation. The R1 portion must be rezoned to B2 so that it can be merged with the rest of the commercial property and become a new single lot

There were no public comments regarding the case. There were no questions from the commission.

## **Recommendations and Voting**

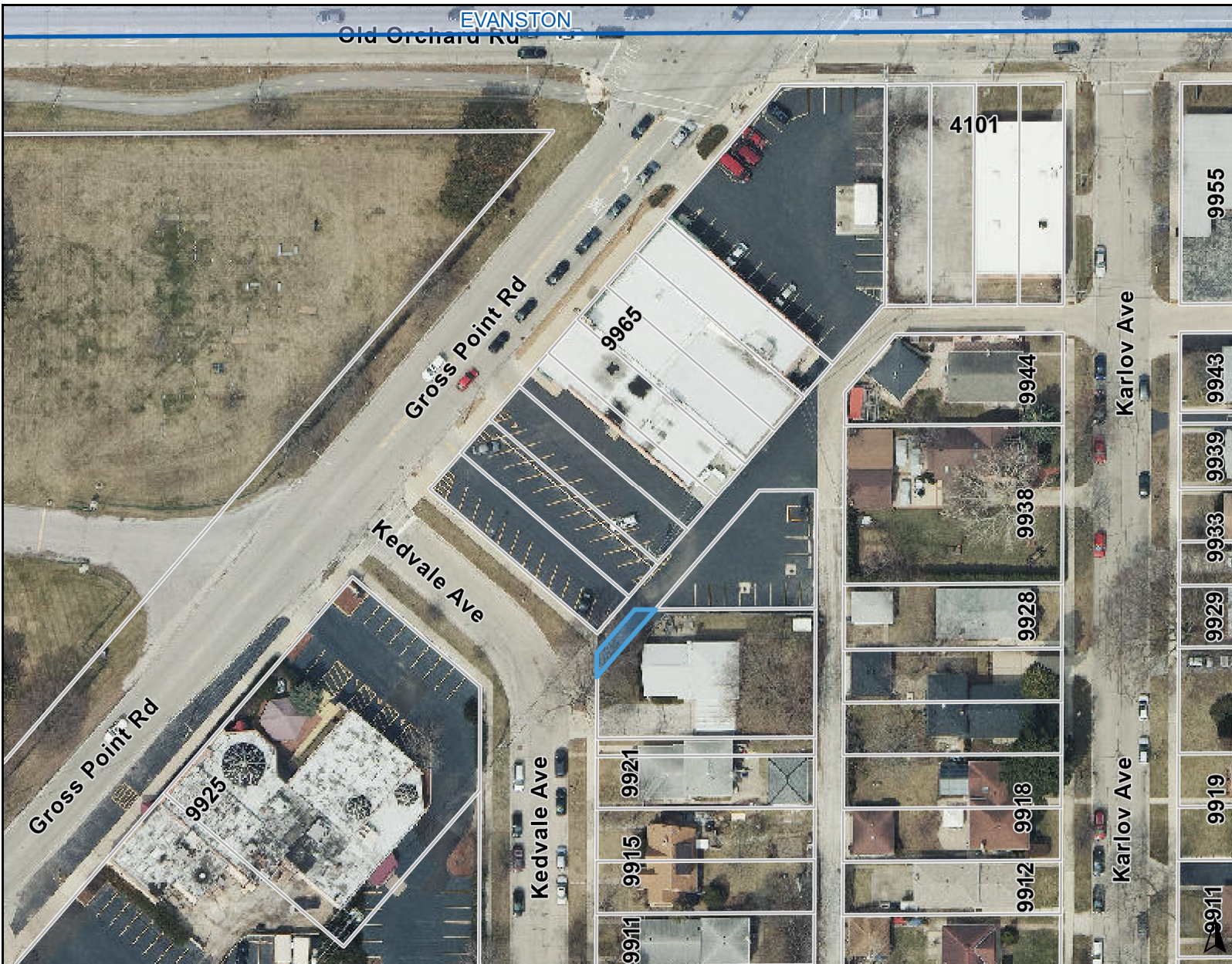
A motion was made to approve the request for a zoning map amendment to rezone the southeastern half of an alley to be vacated adjacent to 9925 Kedvale Avenue from R1 Single-Family to B2 Commercial.

Motion: Robinson

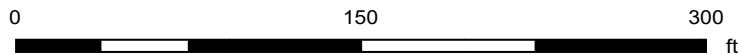
Second: Burman

Ayes: 9

Nays: 0



Legend



Print Date: 4/9/2021

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.