



Village Hall

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Counsel	Michael M. Lorge

Awards and Distinctions

American Public Works Association
(APWA) Accreditation

Commission on Fire Accreditation
International (CFAI)

Gold Level Clean Air Counts
Community

Government Finance Officers
Association Budget Award

Government Finance Officers
Association Certificate of
Achievement for Excellence in
Financial Reporting

Illinois Law Enforcement
Accreditation (ILEAP)

Insurance Services Office (ISO)
Class One Fire Department

State of Illinois Certified Health
Department

Tree City U.S.A. Distinction

Village of Skokie

May 16, 2022

By U.S. Mail and Email

Bret Sassenberg
1621 W Rio Salado Pkwy
Tempe, AZ 85281

Cara Wegner
Project Manager, Construction
Real Estate - Retail Development
1621 W Rio Salado Pkwy
Tempe, AZ 85281

Dear Mr. Sassenberg and Ms. Wegner,

The Village of Skokie understands that on or about March 22, 2022, Carvana Co. completed the purchase of property commonly known as 9757 Woods Drive, Skokie, for a new Carvana facility. Further, we note that Carvana has submitted to the Village of Skokie Building Department, plans and submissions for a site work construction permit and for a general building permit. The former was not approved and was sent back to you on April 11, 2022 with comments regarding the plan and the latter was not approved due to missing information.

Contemporaneously, the State of Illinois suspended Carvana's license to sell vehicles in the State of Illinois due to its practice of delivering cars with out-of-state temporary plates to Illinois residents and delaying the transfer of title for the car to the Illinois purchaser in a timely manner.

The Village of Skokie has determined that this is a direct violation of Village Code and of the Village Ordinance approving your site plan. Specifically, as it relates to Skokie Permit Applications 22-0230 and 22-0112, Village Code Section 90-89 (d) states "*The issuance of a permit by the Village does not excuse the permittee from complying with other requirements of the Village and applicable statutes, laws, ordinances, rules and regulations.*" Specifically, as it relates to Village Ordinance 22-2-Z-4591 granting site plan approval for the construction of a Carvana facility at 9759 Woods Drive, Section 1, Paragraph 34, states "*The petitioner shall comply with all Federal and State statutes, laws rules and regulations and all Village codes, ordinances, rules and regulations.*"

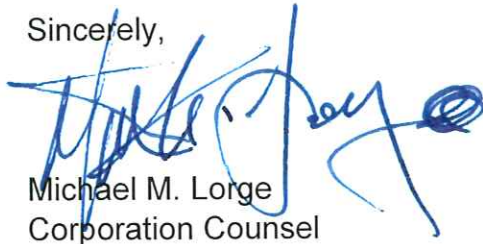
Therefore, the Village of Skokie informs you of the following actions:

Therefore, the Village of Skokie informs you of the following actions:

1. The Village of Skokie Building Department will take no further action to review, discuss or approve any of the drawings or other submissions for construction of the Carvana facility under Skokie Permit Application 22-0112, unless or until all matters with the State of Illinois are resolved to the satisfaction of the Village of Skokie.
2. The Village of Skokie Building Department will take no further action to review, discuss or approve any submissions for the site work and utilities work under Skokie Permit Application 22-0230, unless or until all matters with the State of Illinois are resolved to the satisfaction of the Village of Skokie.

Finally, we instruct that you do not proceed with any work on the site and that you make no further submissions or have any further contact with the Village of Skokie Building Department until such time as I inform you that you may contact the Department again. The Village will await any notification that the matters have been resolved by the State of Illinois and only then determine if construction can be undertaken.

Sincerely,



Michael M. Lorge
Corporation Counsel

MML/pk

cc: Mayor George Van Dusen
John Lockerby, Village Manager
Matt Brandmeyer, Community Development Director
Brian Augustine, Building & Zoning Services Manager
Donna J. Pugh, Foley & Lardner