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Doc#: 1533750061 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/03/2015 12:51 PM Pg: 1 of 8

NOTICE OF APPROVAL

An ordinance approving a plat of subdivision for property located at 9333 Skokie Boulevard, Skokie, Illinois in a B3 Business district and a dedication of a parcel of land was approved by the Board of Trustees of the Village of Skokie on November 16, 2015. The approval granted is shown on the document attached hereto, marked Exhibit "1" and hereby made a part of this Notice of Approval.

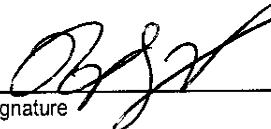
IMPORTANT: THE ABOVE PROVISION IS CONDITIONED UPON THE CERTIFICATION AND THE PAYMENT OF FEES AND EXPENSES IN CONNECTION WITH THE RECORDING OF THIS NOTICE. ALL DEPARTMENTS HAVE BEEN INSTRUCTED TO TAKE NO ACTION ON THE GRANT UNTIL THIS HAS BEEN SATISFIED.

OWNER'S CERTIFICATION

The undersigned, being the owner or duly authorized representative of the owner, of the real estate commonly known as **9333 Skokie Boulevard, Skokie, Illinois** and legally described in Exhibit "1" attached hereto and hereby made a part of this Notice of Approval certifies that such Notice is true and correct and accepts and approves all of the provisions and conditions set forth in Exhibit "1", attached hereto.

Dated this 23rd day of November, 2015.

Emerson Skokie Partners, LLC



Signature

Ryan Levy

Print name

Authorized Signer

Title

Emerson Skokie Partners LLC

Company

180 N Michigan Ave, Ste 300

Address

Chicago, IL 60601

City, State, Zip

312-360-1234

Phone Number

Plan Commission Case Number 2015-30P
Village Ordinance Number 15-11-Z-4185

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Exhibit 1

MML: *11/16/15
PC: 2015-30P

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| <p>THIS ORDINANCE MAY BE CITED AS VILLAGE ORDINANCE NUMBER 15-11-Z-4185</p> |
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**AN ORDINANCE APPROVING A PLAT OF SUBDIVISION FOR
PROPERTY LOCATED AT 9333 SKOKIE BOULEVARD, SKOKIE,
ILLINOIS IN A B3 BUSINESS DISTRICT AND A DEDICATION OF
A PARCEL OF LAND**

WHEREAS, the owner of the following described real property:

BEGINNING AT A POINT ON A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT 1, SAID POINT BEING 27.0 FEET SOUTH OF THE NORTH LINE OF LOT 1 (BEING ALSO THE SOUTH LINE OF EMERSON STREET); THENCE NORTHEAST A DISTANCE OF 14.24 FEET TO A POINT ON A LINE 17.0 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1, SAID POINT BEING 60.0 FEET EAST OF THE WEST LINE OF SAID LOT; THENCE EASTERLY 185.0 FEET TO A POINT 7.50 FEET SOUTH OF THE NORTH LINE OF LOT 1; THENCE EAST ALONG A LINE 7.50 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID LOT 1, 244.12 FEET, MORE OR LESS, TO A POINT OF CURVE, SAID POINT BEING 102.96 FEET WEST OF THE WESTERLY LINE OF GROSS POINT (AS MEASURED ON A LINE 7.50 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF LOT 1); THENCE EASTERLY ALONG SAID CURVE, CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 84.0 FEET, A DISTANCE OF 63.33 FEET TO A POINT OF TANGENCY; THENCE SOUTHEAST ALONG THE TANGENT TO THE LAST DESCRIBED POINT, 17.55 FEET TO A POINT ON THE WESTERLY LINE OF GROSS POINT ROAD, SAID POINT BEING 58.0 FEET SOUTHWEST OF THE NORTHEAST CORNER OF SAID PROPERTY (AS MEASURED ON THE WESTERLY LINE OF SAID ROAD); ALL IN PARTITION BETWEEN THE HEIRS OF MICHAEL DIEDERICH OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; ALSO EXCEPTING THEREFROM THAT PORTION DEDICATED TO THE VILLAGE OF SKOKIE BY PLAT OF DEDICATION RECORDED WITH THE RECORDER OF DEEDS FOR COOK COUNTY, ILLINOIS ON MARCH 23, 2006 AS DOCUMENT NUMBER 0608239035.

(EXCEPTING THE FOLLOWING TRACTS DEDICATED FOR EMERSON STREET AND GROSS POINT ROAD, BY PLAT OF DEDICATION RECORDED JANUARY 31, 2013 AS DOCUMENT 1303116003.)

TRACT A: THAT PART OF LOTS 1 AND 2, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH HALF OF SAID LOT 2 WITH THE EAST RIGHT-OF-WAY LINE OF SKOKIE BOULEVARD PER DOCUMENT NO.187576627); THENCE NORTH 00 DEGREES 15 MINUTES 18 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 242.27 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF EMERSON STREET PER DOCUMENT 0608239034; THENCE NORTH 54 DEGREES 55 MINUTES 44 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 1.84 FEET SOUTH 00 DEGREES, 15 MINUTES, 18 SECONDS WEST ALONG A LINE 1.50 FEET EAST OF AND PARALLEL WITH SAID EAST RIGHT-OF-WAY LINE OF SKOKIE BOULEVARD, 243.31 FEET TO SAID SOUTH LINE OF THE NORTH HALF OF LOT 2; THENCE SOUTH 89 DEGREES, 40 MINUTES 14

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1 SECONDS WEST ALONG SAID SOUTH LINE, 1.50 FEET TO THE PLACE OF BEGINNING, IN
2 COOK COUNTY, ILLINOIS.

3 TRACT B: THAT PART OF LOT 1, DESCRIBED AS FOLLOWS: BEGINNING AT THE
4 NORTHEAST CORNER OF LAND PREVIOUSLY DEDICATED FOR EMERSON STREET PER
5 DOCUMENT NUMBER 0608239035, THENCE NORTH 86 DEGREES 37 MINUTES 33
6 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID EMERSON STREET
7 PER DOCUMENT NUMBER 18757627, A DISTANCE OF 157.00 FEET, THENCE NORTH 89
8 DEGREES 34 MINUTES 09 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE,
9 114.92 FEET, THENCE SOUTH 00 DEGREES, 28 MINUTES, 22 SECONDS EAST, 3.78 FEET,
10 THENCE SOUTH 89 DEGREES 34 MINUTES 09 SECONDS WEST, 116.32 FEET; THENCE
11 SOUTH 86 DEGREES 15 MINUTES 02 SECONDS WEST, 163.14 FEET TO THE
12 SOUTHEASTERLY LINE OF SAID PREVIOUSLY DEDICATED EMERSON STREET; THENCE
13 NORTH 54 DEGREES 55 MINUTES 44 SECONDS EAST ALONG SAID SOUTHEASTERLY
14 LINE, 9.09 FEET TO THE PLACE OF BEGINNING.

15 TRACT C: THAT PART OF LOT 1 DESCRIBED AS FOLLOWS: BEGINNING AT THE
16 INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF EMERSON STREET WITH THE
17 NORTH RIGHT-OF-WAY LINE OF GROSS POINT ROAD, THENCE SOUTH 42 DEGREES 44
18 MINUTES 02 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF GROSS
19 POINT ROAD, 15.00 FEET, THENCE NORTH 02 DEGREES 13 MINUTES 04 SECONDS
20 WEST, 21.23 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF EMERSON STREET; THENCE
21 SOUTH 47 DEGREES 10 MINUTES 11 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-
22 WAY LINE OF EMERSON STREET, 15.00 FEET TO THE PLACE OF BEGINNING, IN COOK
23 COUNTY, ILLINOIS.

24 PINS: 10-15-115-017-0000, 10-15-115-020-0000

25 more commonly known as 9333 Skokie Boulevard, Skokie, Illinois (hereinafter the "Subject
26 Property") in a B3 Business district, petitioned the Village of Skokie for a subdivision of the
27 Subject Property. The subdivision will subdivide two lots into three lots, as depicted on the
28 "Emerson Crossing Subdivision" plat, dated May 22, 2015 and subsequently revised
29 October 6, 2015, a copy of which is attached hereto as Exhibit "1"; and

30 **WHEREAS**, subsequent to the recordation of the "Emerson Crossing Subdivision"
31 plat, the legal description of the Subject Property will be:

32 LOTS 1, 2 AND 3 IN EMERSON CROSSING SUBDIVISION, BEING PARTS OF LOTS 1 AND 2
33 IN PARTITION BETWEEN THE HEIRS OF MICHAEL DIEDERICH, OF THE SOUTHWEST
34 QUARTER OF THE NORTHWEST OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 13 EAST
35 OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; and

36 **WHEREAS**, it is anticipated that Lot 1 of the subdivision will contain a bank with a
37 two-lane drive-through facility, per Plan Commission case 2015-34P, to be heard at a future
38 date, Lot 2 will contain a limited service restaurant with a two-lane drive-through facility and
39 Lot 3 an automotive repair facility, per companion Plan Commission cases 2015-32P and
40 2015-33P respectively; and

41 **WHEREAS**, a landscape easement, measuring 90.00 feet x 7.07 feet x 85.00 feet x
42 5.00 feet, has been created and depicted on the "Emerson Crossing Subdivision" plat on
43 property in Lot 3, which abuts the north side of Gross Point Road; and

44 **WHEREAS**, the petitioner is also dedicating a parcel of land of varying widths along
45 the south side of Emerson Street pursuant to Section 94-6(a)2 of the Skokie Village Code.
46 The dimensions of the dedication are: 193.22 feet x 3.80 feet x 129.08 feet x 37.54 feet x

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1 358.47 feet (hereinafter "Dedicated Property"). This Dedicated Property will be utilized for
2 the public purpose as part of the Emerson Street right of way; and

3 **WHEREAS**, the Skokie Plan Commission, after a public hearing duly held on
4 October 15, 2015, made appropriate findings of fact, as required under Section 118-6 of the
5 Skokie Village Code, and recommended to the Mayor and Board of Trustees that the
6 requested subdivision with a dedication of a parcel of land be granted subject to various
7 conditions; and

8 **WHEREAS**, the Mayor and Board of Trustees, at a public meeting duly held on
9 November 2, 2015 concurred in the aforesaid recommendation of the Skokie Plan
10 Commission;

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

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

15 **Section 2:** That the subdivision of the Subject Property, legally described above
16 and commonly known as 9333 Skokie Boulevard, Skokie, Illinois, in a B3 Business district,
17 as depicted on the "Emerson Crossing Subdivision" plat, dated May 22, 2015 and
18 subsequently revised October 6, 2015, be approved subject to the following conditions:

- 19 1. The property must be subdivided pursuant to the Emerson Crossing
20 Subdivision, dated October 6, 2015, and as may be further revised with the
21 approval of the Village Manager, or designee, and Corporation Counsel;
- 22 2. Upon the passage of the ordinance by the Board of Trustees, the Mylar of the
23 Emerson Crossing Subdivision must be submitted to the Village with all
24 signatures other than Village staff or elected officials;
- 25 3. The Emerson Crossing Subdivision shall be effective upon its recording by the
26 Village in the Office of the Recorder of Deeds of Cook County, Illinois;
- 27 4. All monuments must be set no later than 1 year after the date of the recording
28 of the plat;
- 29 5. The petitioner must submit to the Planning Division electronic files of the plat
30 of subdivision in approved and finalized form. The files must be scaled
31 drawing files in AutoCAD format (version 2010 or older). The drawings must
32 be formatted to SPCS, NAD83, HARN 2007, with SPCS north being straight
33 up, and the primary units in U.S. Survey Feet. All elements must be contained
34 within a single file, no XREF or PDF attachment files shall be used;
- 35 6. If work is to be performed on public property or if public property is utilized or
36 impacted during construction and or development, the owner must provide, or
37 must cause the developer and/or contractor to provide, the Village of Skokie
38 with a certificate of insurance naming the Village of Skokie as additionally
39 insured for any and all claims related to any and all work. The owner shall
40 hold, and shall cause the developer and/or contractor to hold, the Village of

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Skokie harmless and indemnify the Village for any and all claims for property damage or personal injury related to work on or use of public property; and

7. The petitioner must comply with all Federal and State statutes, laws, rules and regulations and all Village codes, ordinances, rules, and regulations.

Section 3: That the "Emerson Crossing Subdivision" plat, dated May 22, 2015 and subsequently revised October 6, 2015, attached as "Exhibit 1", except as it may be revised subject to the approval of the Corporation Counsel and the Village Manager or designee, be and the same is hereby accepted. The Plat shall be recorded with the Cook County Recorder of Deeds Office.

Section 4: That the dedication of the Dedicated Property, commonly described above and depicted on the "Emerson Crossing Subdivision" plat, dated May 22, 2015 and subsequently revised October 6, 2015, attached as Exhibit "1", except as it may be revised subject to the approval of the Corporation Counsel, or Village Manager or designee, be and the same is hereby accepted and approved.

Section 5: That the landscape easement depicted on the "Emerson Crossing Subdivision" plat, dated May 22, 2015 and subsequently revised October 6, 2015, is hereby approved and accepted as well as any and all rights reserved to the Village of Skokie.

Section 6: That a notice of the approval of this Ordinance incorporating the conditions contained herein shall be executed by the owner of the property in writing and duly recorded with the Cook County Recorder of Deeds Office at the owner's expense.

Section 7: The "Emerson Cross Subdivision" shall be effective upon its recording by the Village in the Cook County Recorder of Deeds Office.

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

ADOPTED this 16th day of November, 2015.

Ayes: 5 (Gray-Keeler, Klein, Roberts, Sutker, Van Dusen)

Nays: 0

Absent: 2 (Bromberg, Ulrich)

Pramod Shah
Village Clerk

Approved by me this 16th day of November, 2015.

Attested and filed in my office this 17th day of November, 2015.

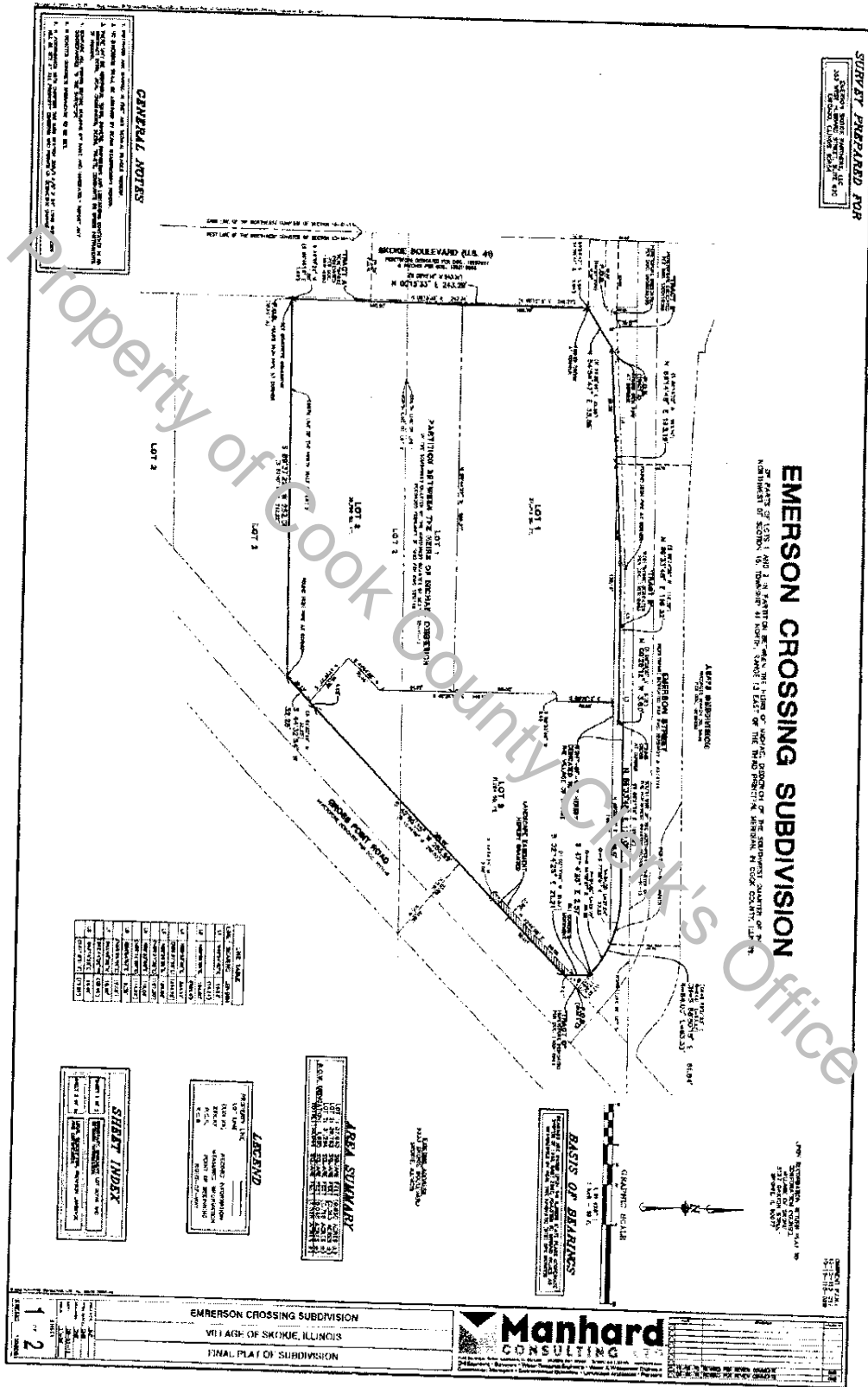
George Van Dusen
Mayor, Village of Skokie

Pramod Shah
Village Clerk

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Exhibit 1



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STREET PREPARED FOR
 DATE: _____
 TIME: _____
 LOCATION: _____

EMERSON CROSSING SUBDIVISION

OF PART OF LOTS 1 AND 2 IN SECTION 16, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD QUARTER OF THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD QUARTER CORNER OF CORNER PLAT 1, L.S. 1

EMERSON CROSSING SUBDIVISION

VILLAGE OF SKOKIE, ILLINOIS

FINAL PLAT OF SUBDIVISION

Manhard CONSULTING

2-2

Property of Cook County Clerk's Office

