

UNOFFICIAL COPY

NOTICE OF APPROVAL

An ordinance approving a plat of subdivision with dedications of land for the property located at 3720 Touhy Avenue, 7727 Hamlin Avenue and 3721 Chase Avenue, Skokie, Illinois, in a B2 Commercial district was approved by the Board of Trustees of the Village of Skokie on **May 20, 2019**. The approval granted is shown on the document attached hereto, marked Exhibit "1" and hereby made a part of this Notice of Approval.



Doc# 1922713069 Fee \$88.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/15/2019 10:12 AM PG: 1 OF 10

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.

OWNERS' CERTIFICATION

The undersigned, being the owners or duly authorized representative of the owners, of the real estate commonly known as **3720 Property Owner, LLC, 7227 Property Owner, LLC and 3721 Property Owner, LLC** and legally described in Exhibit "1" attached hereto and hereby made a part of this Notice of Approval certify 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 5th day of August, 2019

3720 Property Owner, LLC



Signature

Marc Garrison

Print name

COO

Title

RL

Company

1200 N. North Branch

Address

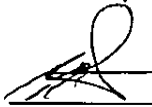
Chicago 60642

City, State, Zip

312 300 2378

Phone Number

7227 Property Owner, LLC



Signature

Marc Garrison

Print name

COO

Title

RL

Company

1200 N. North Branch

Address

Chicago 60642

City, State, Zip

312 300 2378

Phone Number

3721 Property Owner, LLC



Signature

Marc Garrison

Print name

COO

Title

RL

Company

1200 N. North Branch

Address

Chicago 60642

City, State, Zip

312 300 2378

Phone Number

RECORDING FEE 88

DATE 8-15-19 COPIES 6X

OK BY DB

Plan Commission Case Number 2019-03P
Village Ordinance Number 19-5-Z-4458

UNOFFICIAL COPY

Exhibit 1

MML: *5/20/19
PC: 2019-03P

THIS ORDINANCE MAY BE CITED AS
VILLAGE ORDINANCE NUMBER
19-5-Z-4458

**AN ORDINANCE APPROVING A PLAT OF SUBDIVISION WITH
DEDICATIONS OF LAND FOR THE PROPERTY LOCATED AT
3720 TOUHY AVENUE, 7727 HAMLIN AVENUE AND 3721 CHASE
AVENUE, SKOKIE, ILLINOIS IN A B2 COMMERCIAL DISTRICT**

WHEREAS, the owner of the following described real property:

1
2 **PARCEL 1:**

3 THAT PART OF THE WEST 10.5 ACRES OF THE SOUTH 1/4 OF THE EAST 1/2 OF THE
4 SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE
5 THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

6 BEGINNING AT A POINT ON THE CENTER LINE OF NORTH HAMLIN AVENUE, BEING THE
7 WEST LINE OF SAID WEST 10.5 ACRES AND 173 FEET NORTH OF THE CENTER LINE OF
8 TOUHY AVENUE BEING THE SOUTH LINE OF SAID SOUTHWEST 1/4; RUNNING THENCE
9 EAST AND PARALLEL WITH THE CENTER LINE OF SAID TOUHY AVENUE, 330 FEET;
10 THENCE SOUTH ON A LINE PARALLEL WITH THE WEST LINE OF SAID WEST 10.5
11 ACRES, 16 FEET; THENCE WEST ON A LINE PARALLEL WITH THE CENTER LINE OF
12 TOUHY AVENUE, 330 FEET TO THE CENTER LINE OF SAID NORTH HAMLIN AVENUE;
13 THENCE NORTH 16 FEET TO THE PLACE OF BEGINNING (EXCEPT THEREFROM THE
14 WEST 33 FEET AND THE EAST 33 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

15
16 **PARCEL 2:**

17 THAT PART OF THE WEST 10.5 ACRES OF THE SOUTH 1/4 OF THE EAST 1/2 OF THE
18 SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE
19 THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

20 BEGINNING AT A POINT ON THE CENTER LINE OF NORTH HAMLIN AVENUE, BEING THE
21 WEST LINE OF SAID WEST 10.5 ACRES AND 370 FEET NORTH OF THE CENTER LINE OF
22 TOUHY AVENUE, BEING THE SOUTH LINE OF SAID SOUTHWEST 1/4; RUNNING THENCE
23 EAST AND PARALLEL WITH THE CENTER LINE OF SAID TOUHY AVENUE, 330 FEET;
24 THENCE SOUTH ON A LINE PARALLEL WITH THE WEST LINE OF SAID WEST 10.5
25 ACRES, 197 FEET; THENCE WEST ON A LINE PARALLEL WITH THE CENTER LINE OF
26 TOUHY AVENUE, 330 FEET TO THE CENTER LINE OF NORTH HAMLIN AVENUE; THENCE
27 NORTH 197 FEET TO THE PLACE OF BEGINNING (EXCEPT THEREFROM THE WEST 33
28 FEET AND THE EAST 33 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

29
30 **PARCEL 3:**

31 THAT PART OF THE WEST 10.5 ACRES OF THE SOUTH 1/4 OF THE EAST 1/2 OF THE
32 SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE
33 THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

UNOFFICIAL COPY

1 COMMENCING AT A POINT ON THE CENTER LINE OF NORTH HAMLIN AVENUE, BEING
 2 THE WEST LINE OF SAID WEST 10.5 ACRES AND 370 FEET NORTH OF THE CENTER
 3 LINE OF TOUHY AVENUE, BEING THE SOUTH LINE OF SAID SOUTHWEST 1/4; RUNNING
 4 THENCE EAST AND PARALLEL WITH THE CENTER LINE OF SAID TOUHY AVENUE, 330
 5 FEET, FOR A PLACE OF BEGINNING; THENCE SOUTH ON A LINE PARALLEL WITH THE
 6 WEST LINE OF SAID WEST 10.5 ACRES, 213 FEET; THENCE WEST ON A LINE PARALLEL
 7 WITH THE CENTER LINE OF TOUHY AVENUE, 8 FEET; THENCE SOUTH ON A LINE
 8 PARALLEL WITH THE WEST LINE OF SAID WEST 10.5 ACRES, 124 FEET; THENCE WEST
 9 ON A LINE PARALLEL WITH THE CENTER LINE OF TOUHY AVENUE, 25 FEET; THENCE
 10 NORTH ON A LINE PARALLEL WITH THE WEST LINE OF SAID WEST 10.5 ACRES, 337
 11 FEET; THENCE EAST 33 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY,
 12 ILLINOIS.

13 14 PARCEL 4:

15 THAT PART OF THE WEST 10 1/2 ACRES OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4
 16 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 13 EAST OF
 17 THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

18 BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF TOUHY AVENUE (BEING A
 19 LINE 33 FEET NORTH, MEASURED PERPENDICULARLY, OF AND PARALLEL WITH THE
 20 SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 26 AFORESAID) WITH A LINE 180.62
 21 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE WEST 10 1/2 ACRES OF THE
 22 SOUTH 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26,
 23 TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN
 24 (HEREINAFTER REFERRED TO AS "EAST LINE OF TRACT"); THENCE NORTH ALONG
 25 SAID EAST LINE OF TRACT FOR A DISTANCE OF 303.73 FEET, THENCE WEST
 26 PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 26
 27 AFORESAID, FOR A DISTANCE OF 181.13 FEET, THENCE SOUTH PARALLEL WITH THE
 28 EAST LINE OF TRACT FOR A DISTANCE OF 179.73 FEET, THENCE WEST PARALLEL
 29 WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 AFORESAID FOR A DISTANCE OF 8.0
 30 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF TRACT FOR A DISTANCE OF
 31 124.0 FEET TO THE NORTH LINE OF TOUHY AVENUE, AFORESAID THENCE EAST
 32 ALONG SAID NORTH LINE FOR A DISTANCE OF 189.13 FEET TO THE POINT OF
 33 BEGINNING IN COOK COUNTY, ILLINOIS.

34 35 PARCEL 5:

36 THAT PART OF THE WEST 10.5 ACRES OF THE SOUTH QUARTER OF THE EAST HALF
 37 OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 13
 38 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEGINNING AT A POINT ON THE NORTH
 39 LINE OF THE SOUTH QUARTER OF THE EAST HALF OF THE SOUTHWEST QUARTER,
 40 297 FEET EAST OF THE CENTER LINE OF NORTH HAMLIN AVENUE, BEING THE WEST
 41 LINE OF SAID WEST 10.5 ACRES, THENCE EAST ON SAID NORTH LINE OF THE SOUTH
 42 QUARTER OF THE EAST HALF OF THE SOUTHWEST QUARTER, 30 FEET; THENCE
 43 SOUTH ON A LINE PARALLEL WITH THE WEST LINE OF SAID WEST 10.5 ACRES TO A
 44 POINT 370 FEET NORTH OF THE CENTER LINE OF TOUHY AVENUE, BEING THE SOUTH
 45 LINE OF SAID SOUTHWEST QUARTER; THENCE WEST ON A LINE PARALLEL WITH THE
 46 CENTER LINE OF TOUHY AVENUE, 30 FEET, THENCE NORTH ALONG A LINE PARALLEL
 47 TO AND 297 FEET EAST OF THE CENTER LINE OF NORTH HAMLIN AVENUE TO THE
 48 POINT OF BEGINNING (EXCEPT THAT PART FALLING IN CHASE AVENUE), IN COOK
 49 COUNTY, ILLINOIS.

UNOFFICIAL COPY

1 PARCEL 5A:

2 THAT PART OF THE WEST 10 1/2 ACRES OF THE SOUTH HALF OF THE SOUTHEAST 1/4
3 OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 13
4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

5 COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF TOUHY AVENUE (BEING
6 A LINE 33 FEET NORTH OF MEASURED PERPENDICULARLY, AND PARALLEL WITH THE
7 SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 26 AFORESAID) WITH A LINE
8 180.62 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE WEST 10 1/2 ACRES
9 OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST QUARTER OF
10 SECTION 26, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL
11 MERIDIAN, (HEREINAFTER REFERRED TO AS 'EAST LINE OF TRACT'; THENCE NORTH
12 ALONG SAID EAST LINE OF TRACT, FOR A DISTANCE OF 303.73 FEET FOR A POINT OF
13 BEGINNING OF LAND TO BE DESCRIBED; THENCE WEST PARALLEL WITH THE SOUTH
14 LINE OF THE SOUTHWEST QUARTER OF SECTION 26 AFORESAID, FOR A DISTANCE OF
15 181.13 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF TRACT, FOR A
16 DISTANCE OF 33.27 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID
17 SOUTHWEST QUARTER FOR A DISTANCE OF 3.0 FEET TO A POINT 370 FEET NORTH
18 OF THE SOUTH LINE OF SAID SECTION AND 327 FEET EAST OF THE WEST LINE OF
19 SAID WEST 10 1/2 ACRES; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID
20 WEST 10 1/2 ACRES, FOR A DISTANCE OF 270.40 FEET TO THE SOUTH LINE OF WEST
21 CHASE AVENUE, AS WIDENED BY CONDEMNATION; THENCE EAST ALONG THE SOUTH
22 LINE OF WEST CHASE AVENUE, FOR A DISTANCE OF 184.13 FEET TO THE EAST LINE
23 OF TRACT; THENCE SOUTH ALONG THE SAID EAST LINE OF TRACT, FOR A DISTANCE
24 OF 303.73 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.

25
26 PINS: 10-26-318-016-0000, 10-26-318-024-0000, 10-26-318-026-0000, 10-26-318-027-0000,
27 10-26-318-028-0000

28 more commonly known as 3720 Touhy Avenue, 7227 Hamlin Avenue and 3721 Chase
29 Avenue, Skokie, Illinois (hereinafter "Subject Property") in a B2 Commercial district,
30 petitioned the Village of Skokie for a subdivision of the Subject Property in order to
31 consolidate five (5) lots into four (4) lots, as depicted on the "Buona Skokie Subdivision"
32 plat, dated March 14, 2019, a copy of which is attached hereto as Exhibit "1"; and

33 **WHEREAS**, subsequent to the subdivision of the Subject Property, the legal
34 description will be as follows:

35 LOTS 1 THROUGH 4 IN BUONA SKOKIE SUBDIVISION BEING A SUBDIVISION OF
36 THAT PART OF THE WEST 10.5 ACRES OF THE SOUTH ¼ OF THE EAST ½ OF THE
37 SOUTHWEST ¼ OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE
38 THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

39 and will be commonly known as 3720 Touhy Avenue, 7227 Hamlin Avenue and 3721
40 Chase Avenue, Skokie, Illinois; and

41 **WHEREAS**, the Buona Skokie Subdivision" plat includes the following dedications of
42 property:

- 43 (1) A 17.00-foot wide right of way dedication along Touhy Avenue to the Illinois
44 Department of Transportation in order to widen the Village's side of Touhy
45 Avenue to a width of 50 feet. This dedication will also increase the width of the

UNOFFICIAL COPY

1 parkway, allowing for the westward extension of the existing multi-use path that
2 terminates just east of the Subject Property;

- 3 (2) A 12.00-foot wide dedication along Chase Avenue to the Village of Skokie is
4 requested in order to widen the south half of Chase Avenue to 33 feet. The
5 existing public sidewalk running along the south side of Chase Avenue will be
6 shifted further to the south, placing it in alignment with the existing sidewalk to
7 the east; and

8 **WHEREAS**, the Skokie Plan Commission, after public hearing duly held March 21,
9 2019, made appropriate findings of fact, as required under Section 118-6 of the Skokie
10 Village Code, and recommended to the Mayor and Board of Trustees that the requested
11 subdivision be granted subject to certain conditions; and

12 **WHEREAS**, the Mayor and Board of Trustees, at a public meeting duly held on April
13 15, 2019, concurred in the aforesaid recommendation of the Skokie Plan Commission:

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

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

18 **Section 2:** That the subdivision of the Subject Property, legally described above
19 and commonly known as 3720 Touhy Avenue, 7227 Hamlin Avenue and 3721 Chase
20 Avenue, Skokie, Illinois, in a B2 Commercial district as depicted on the "Buona Skokie
21 Subdivision" plat, dated March 14, 2019, be approved subject to the following conditions:

- 22 1. The property must be subdivided pursuant to the Buona Skokie Subdivision,
23 dated March 14, 2019, and as may be further revised with the approval of the
24 Village Manager, or designee, and Corporation Counsel;
- 25 2. Upon the passage of the ordinance by the Board of Trustees, the Mylar of the
26 Buona Skokie Subdivision must be submitted to the Village with all signatures
27 other than Village staff or elected officials;
- 28 3. The Buona Skokie Subdivision shall be effective upon its recording by the
29 Village in the Office of the Recorder of Deeds of Cook County, Illinois;
- 30 4. All monuments must be set no later than 1 year after the date of the recording
31 of the plat;
- 32 5. If work is to be performed on public property or if public property is utilized or
33 impacted during construction and or development, the owners must provide,
34 or must cause the developer and/or contractor to provide, the Village of Skokie
35 with a certificate of insurance naming the Village of Skokie as additionally
36 insured for any and all claims related to any and all work. The owners shall
37 hold, and shall cause the developer and/or contractor to hold, the Village of
38 Skokie harmless and indemnify the Village for any and all claims for property
39 damage or personal injury related to work on or use of public property;

UNOFFICIAL COPY

- 1 6. The petitioner must comply with all Federal and State statutes, laws, rules and
- 2 regulations and all Village codes, ordinances, rules, and regulations; and
- 3 7. Prior to the recording of the plat, all existing utility easements that run through
- 4 the Subject Property must be abrogated.

5 **Section 3:** That the "Buona Skokie Subdivision" plat, dated March 14, 2019,

6 attached as "Exhibit 1", except as it may be revised subject to the approval of the

7 Corporation Counsel and the Village Manager or designee, be and the same is hereby

8 accepted. The Plat shall be recorded with the Cook County Recorder of Deeds Office.

9 **Section 4:** That the two (2) dedications, commonly described above and depicted

10 on the "Buona Skokie Subdivision" plat, dated March 14, 2019, attached as Exhibit "1",

11 except as may be revised subject to the approval of the Corporation Counsel and the

12 Village Manager or designee, be and the same, is hereby accepted.

13 **Section 5:** That a notice of the approval of this Ordinance incorporating the

14 conditions contained herein shall be executed by the owner of the property in writing and

15 duly recorded with the Cook County Recorder of Deeds Office at the owner's expense.

16 **Section 6:** 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 20th day of May, 2019.

Ayes: 7 (Bromberg, Gray-Keeler, Klein, Roberts,
Sutker, Ulrich, Van Dusen)

Nays: 0
Absent: 0

Attested and filed in my
office this 21st day of
May, 2019.

Pramod Shah
Village Clerk

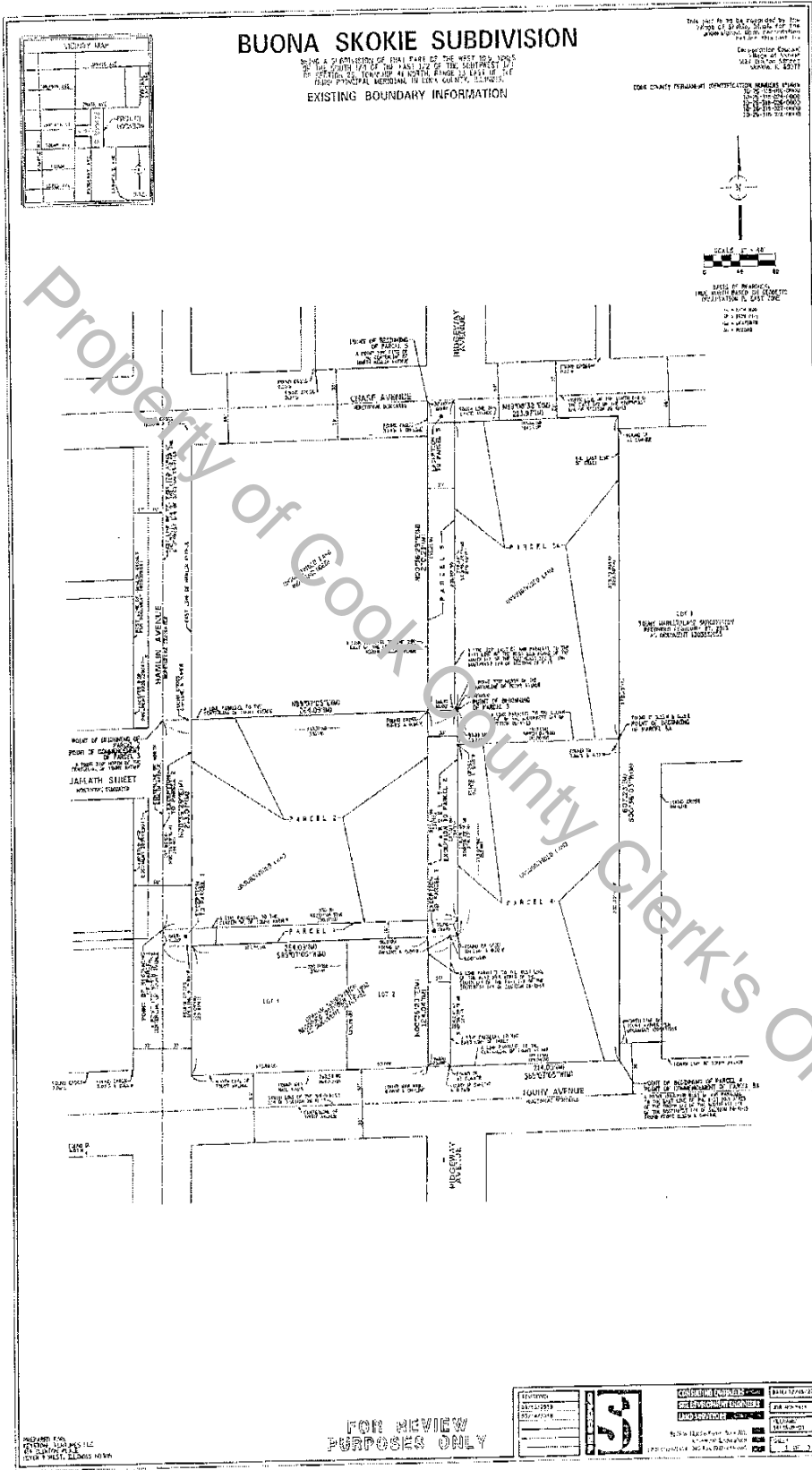
Pramod Shah
Village Clerk

Approved by me this 21st day of
May, 2019.

George VanDusen
Mayor, Village of Skokie

UNOFFICIAL COPY

Exhibit 1



UNOFFICIAL COPY

