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Doc# 2332110021 Fee \$133.00

KAREN A. YARBROUGH
COOK COUNTY CLERK

DATE: 11/17/2023 11:48 AM PG: 0

Prepared by: Village of Northbrook

After recording return to: Box 337

Resolution 2023-104

BE IT RESOLVED by the President and Board of Trustees of the Village of Northbrook, County of Cook and State of Illinois, THAT:

A Resolution Approving a Final Plat of Subdivision (2005 Techny Road – Docket No. PCD-22-06)

is hereby adopted, as follows:

Section 1. RECITALS.

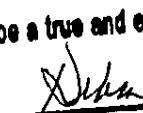
Techny Crossing, LLC ("**Applicant**") is the owner of the property commonly known as 2005 Techny Road ("**Property**"). The Applicant has submitted an application to develop the Property as a three-lot single family residential subdivision ("**Development**").

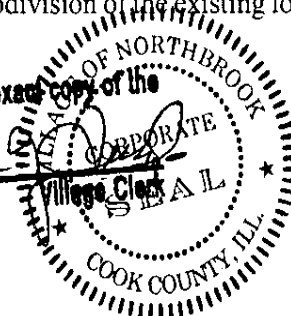
In order to develop the Property as proposed, the Applicant has requested relief from, and approvals under, the Zoning Code and the Village of Northbrook Subdivision and Development Code (1991), as amended ("**Subdivision Code**").

After being duly noticed and a public hearing conducted by the Northbrook Plan Commission, the President and the Board of Trustees adopted: (i) Ordinance No. 2021-37 rezoning the Property from the R-2 to the R-4 Single Family Residential District; and (ii) Resolution No. 2021-128 granting a subdivision variation to allow the storm water detention facility in an easement and approving a tentative plat of subdivision for the Property.

On April 18, 2023, the Plan Commission held a public meeting to consider Applicant's request for approval of a final plat of subdivision for the Property. On the same date, the Plan Commission recommended approval of the Final Plat of Subdivision in Resolution No. 2023-PC-06.

Applicant has requested, pursuant to Section 3-203 of the Subdivision Code, approval of a final plat of subdivision for the Property to allow for subdivision of the existing lot of record on the Property into three residential lots ("**Requested Relief**").

I hereby certify this to be a true and exact copy of the original.
Date 7-13-23 
Village Clerk



RECORDING FEE 199.00
DATE 11-17-23 COPIES 6x
OK BY Page

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The President and Board of Trustees have determined that it is in the best interest of the Village and its residents to grant the Applicant's Requested Relief.

Section 2. APPROVAL, EXECUTION AND RECORDATION OF FINAL PLAT.

A. Approval of Final Plat. The "Final Plat of Subdivision for Techny Crossing Subdivision," prepared by Sanchez, consisting of one sheet, with a latest revision date of March 21, 2023, shall be, and is hereby, approved. All revisions to the Final Plat that are reviewed, accepted, and approved by either the Village Engineer or the Village's Director of Development and Planning Services subsequent to the date of adoption of this Resolution shall be incorporated into, and made a part of, the Final Plat with no further action required by the Corporate Authorities.

B. Authorization. The Village President and Village Clerk are, subject to the satisfaction of the Effective Date conditions set forth in Section 3 below, hereby authorized and directed to execute and seal, on behalf of the Village, the Final Plat, following execution by the Applicant and any other party with an interest in the Property and subject to certification by the Office of the Cook County Clerk that there are no property tax delinquencies, as well as all other certifications as necessary.

C. Recordation. The Village Manager is hereby authorized and directed to record the Final Plat with the Office of the Cook County Clerk's Office upon satisfactory completion of all administrative details relating thereto.

Section 3. EFFECTIVE DATE.

This Resolution shall be in full force and effect only upon the occurrence of all of the following events:

- A. Passage by the Board of Trustees of the Village of Northbrook by a majority vote in the manner required by law; and
- B. The effective date of the Resolution Approving the Subdivision and Development Agreement for Three-Lot Single Family Residential Subdivision (2005 Techny Road) (Docket No. PCD-22-06) relating to the Property.

Adopted: 5/9/2023

RESULT: ADOPTED [4 TO 0]
MOVER: Bob Israel, Trustee
SECONDER: Dan Pepoon, Trustee
AYES: Bob Israel, Heather Ross, Johannah Hebl, Dan Pepoon
ABSTAIN: Kathryn Ciesla
ABSENT: Muriel Collison, Joy Ebhomielen

ATTEST:

/s/ Kathryn L Ciesla
 Village President

/s/ Debra J. Ford
 Village Clerk

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LEGAL DESCRIPTION

A RESUBDIVISION OF LOT A OF SCHULTZ' RESUBDIVISION OF LOTS 1 AND 2 IN TAYLOR'S NORTHBROOK ACRES, A SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 7, 1950 AS DOCUMENT NUMBER 14820038, IN COOK COUNTY, ILLINOIS.

EXCEPT THAT PART OF LOTS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT A; THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 00 MINUTES 40 SECONDS EAST AND ALONG THE EAST LINE OF SAID LOT A, A DISTANCE OF 15.00 FEET; THENCE NORTH 44 DEGREES 54 MINUTES 37 SECONDS WEST, A DISTANCE OF 21.24 FEET TO THE NORTH LINE OF SAID LOT 4; THENCE SOUTH 89 DEGREES 52 MINUTES 33 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT A, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN: 04-16-405-027-0000

Commonly known as: 2005 Techny Road, Northbrook, Illinois

I DO NOT FIND ANY DELINQUENT GENERAL TAXES UNPAID
 CURRENT GENERAL TAXES DELINQUENT SPECIAL ASSESSMENTS
 OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE
 TRACT OF LAND IN THE ABOVE PLAT.

[Signature]
 COUNTY CLERK

DATE: Nov. 17, 2023

I DO NOT FIND ANY DELINQUENT GENERAL TAXES UNPAID
 CURRENT GENERAL TAXES DELINQUENT SPECIAL ASSESSMENTS
 OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE
 TRACT OF LAND IN THE ABOVE PLAT.

[Signature]
 COUNTY CLERK

DATE: Aug. 10, 2023

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COOK COUNTY CLERK

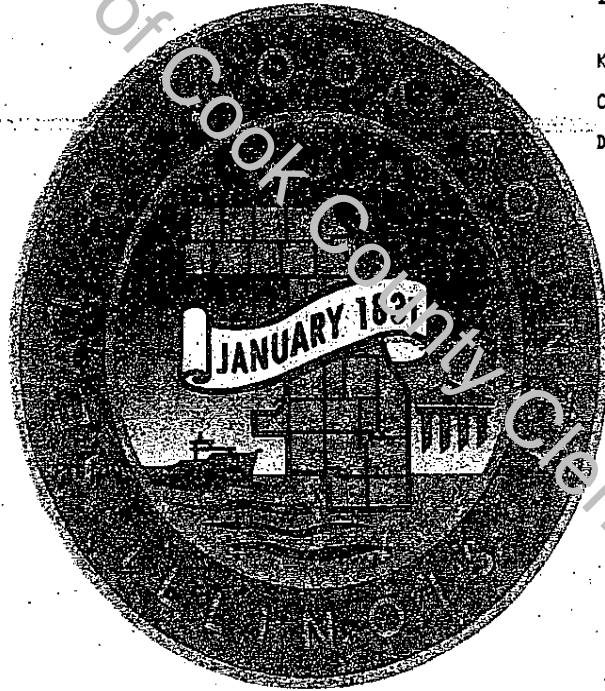
PLAT RECORDING
ATTACHED TO DOCUMENT

Doc# 2332110021 Fee \$133.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/17/2023 11:48 AM PG: 0



3 lots

1 Plat

3A

139.00