

Resolution 2025-R-183

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 Plat of Consolidation for 1804, 1810, 1818 Skokie Boulevard (Docket No. PCD-25-08)

is hereby adopted, as follows:

Section 1. RECITALS

Edens Tower LLC (“*Applicant*”), as record title owner, has submitted an application to consolidate the two adjacent lots that comprise the property commonly known as 1804, 1810, 1818 Skokie Boulevard in the Village of Northbrook (“*Property*”). The Property will be transferred to 1818 Partnership, LLC (“*Proposed Owner*”) for development of a car dealership and repair facility.

Consolidation of land is considered a minor subdivision procedure under the Northbrook Subdivision and Development Code. Village staff has reviewed the proposed plat of consolidation and recommends approval by the Board of Trustees pursuant to Section 3-303 of that Code.

The Board of Trustees have determined that it is in the best interests of the Village and the public to grant approval of a plat of consolidation for the Property.

Section 2. DESCRIPTION OF PROPERTY

The Property consists of approximately 2.89 acres and is legally described in *Exhibit A*, attached to and, by this reference, made a part of this Ordinance.

Section 3. APPROVAL OF THE PLAT OF CONSOLIDATION

The plat of consolidation for the Property, entitled “1810 Skokie Development” prepared by Spaceco Civil Engineering and Surveying, consisting of three sheets, with the most recent revision date of October 10, 2025 (“*Plat of Consolidation*”), attached to this Resolution as *Exhibit B*, is hereby approved.

Section 4. AUTHORIZATION

The Village President and Village Clerk are hereby authorized and directed to execute and seal, on behalf of the Village, the Plat of Consolidation, subject to execution by all necessary non-Village Parties, and certification by the Office of the Cook County Clerk that all the taxes on the Property are paid, as well as all other certifications as necessary.

Section 5. RECORDATION

The Village Manager is hereby directed to record said Plat of Consolidation with the Cook County Clerk’s Office following the completion of all related necessary administrative details in connection with this Plat of Consolidation.

Section 6. EFFECTIVE DATE

A. This Resolution shall be effective only upon the occurrence of all of the following events:

- i. passage by the Board of Trustees of the Village of Northbrook by a majority vote in

the manner required by law;

- ii. Proposed Owner acquiring fee simple title to the Property;
- iii. Delivery of evidence, in the form of a recorded deed and an effective title insurance policy or title report issued by an Illinois title insurance company, that fee simple title to the Property has been conveyed to Proposed Owner to the office of the Village Clerk at the Northbrook Village Hall.
- iv. Execution by the Proposed Owner of a redevelopment agreement prepared by the Village and approved by the Village Attorney providing for the use and development of the Property.

B. In the event that all of the conditions set forth in Section 6.A are not satisfied on or prior to January 31, 2026, the corporate authorities shall have the right, in their sole discretion, to declare this Resolution null and void and of no force or effect.

Approved: 11/11/25

RESULT:	APPROVED [4 – 0]
MOVER:	Robert Israel, Trustee
SECONDER:	Johannah Hebl, Trustee
AYES:	Israel, Hebl, Ebhomielen, Cassidy
NAYES:	None
ABSTAIN:	Kathryn Ciesla, President
ABSENT:	Heather Ross, Trustee and Michelle Kohler, Trustee

/s/ Kathryn Ciesla
Village President

ATTEST:

/s/ Derek Gau
Village Clerk

EXHIBIT A

Legal Description

AN IRREGULAR TRACT OF LAND IN THE FIRST ADDITION TO SKOKIE HIGHLANDS BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON DECEMBER 20, 1927 AS DOCUMENT 9876346 AND CORRECTED BY DOCUMENT 9883569 DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF LOT 23 IN BLOCK 8 OF SAID FIRST ADDITION TO SKOKIE HIGHLANDS WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE EDEN'S EXPRESSWAY; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 12.0 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG A LINE 12 FEET NORTHWESTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE AND SAID SOUTHEASTERLY LINE EXTENDED WEST, OF LOTS 3 AND 23 IN BLOCK 8 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID, A DISTANCE OF 227.93 FEET TO THE CENTER LINE OF VACATED HUMPHREY STREET, AS SHOWN ON PLAT OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE A DISTANCE OF 12 FEET TO A POINT ON A LINE 16.30 FEET NORTHWESTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE AND SAID SOUTHEASTERLY LINE EXTENDED EASTERLY, OF LOT 6 IN BLOCK 7 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE SOUTHWESTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 63 FEET TO A POINT ON A LINE 30 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF BLOCK 7 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE SOUTHEASTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 166.30 FEET TO THE SOUTHEASTERLY LINE OF LOT 9 IN BLOCK 7 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE SOUTHWESTERLY ALONG THE SAID SOUTHEASTERLY LINE, AND SAID SOUTHEASTERLY LINE EXTENDED WESTERLY OF LOT 9 IN BLOCK 7, A DISTANCE OF 125.03 FEET TO THE SOUTHWESTERLY LINE OF THE VACATED PUBLIC ALLEY LYING WESTERLY OF AND ADJOINING BLOCK 7 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE A DISTANCE OF 526.59 FEET TO ITS INTERSECTION WITH THE NORTHERLY LINE EXTENDED WESTERLY OF LOT 1 IN BLOCK 7 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE EASTERLY ALONG THE NORTHERLY LINE, AND SAID NORTHERLY LINE EXTENDED WESTERLY AND EASTERLY, OF LOT 1 IN BLOCK 7 AFORESAID, A DISTANCE OF 464.74 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF EDEN'S EXPRESSWAY; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 142.25 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 04-13-107-021-0000; and 04-13-107-020-0000

Commonly known as 1804, 1810, 1818 Skokie Boulevard, Northbrook, Illinois 60062

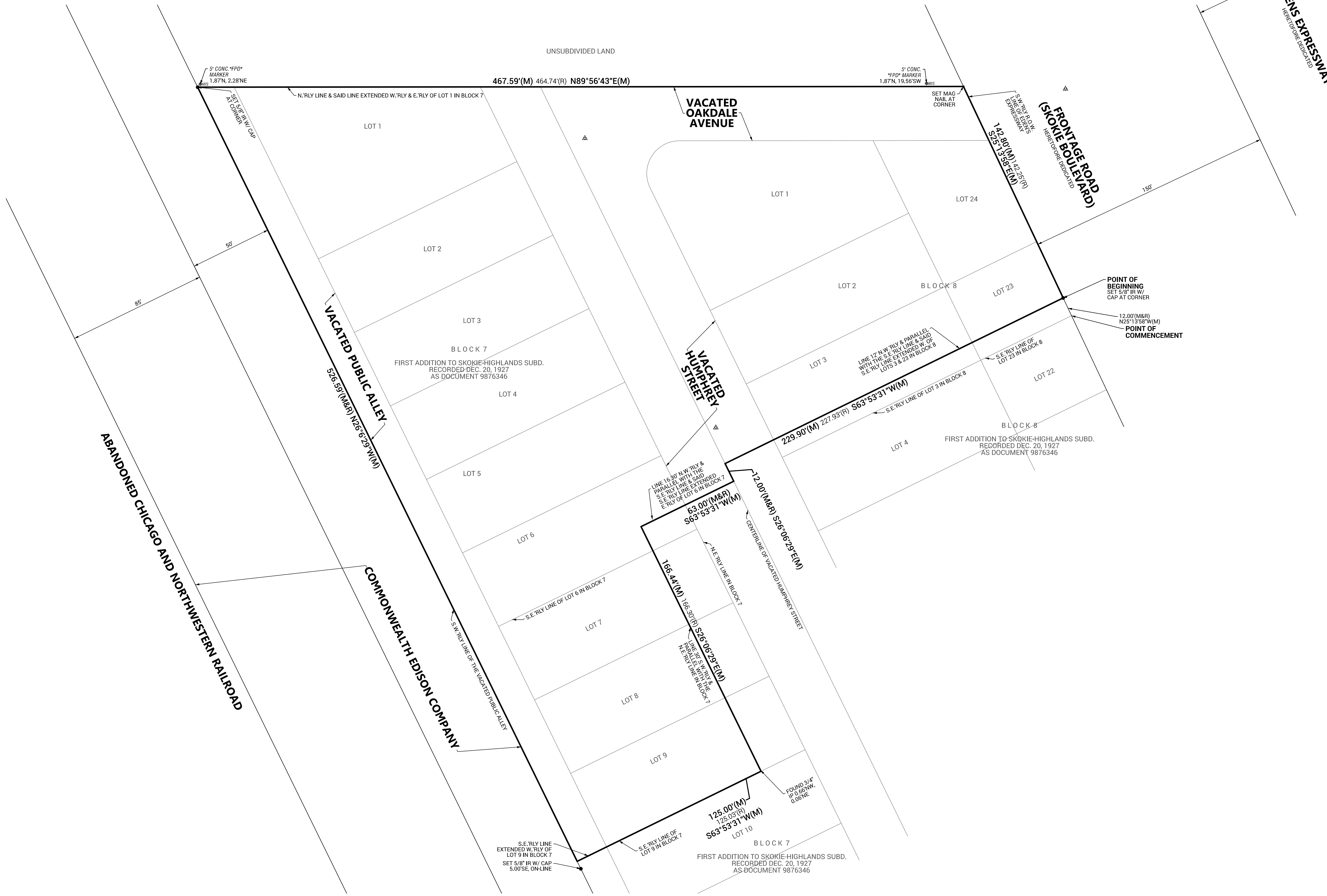
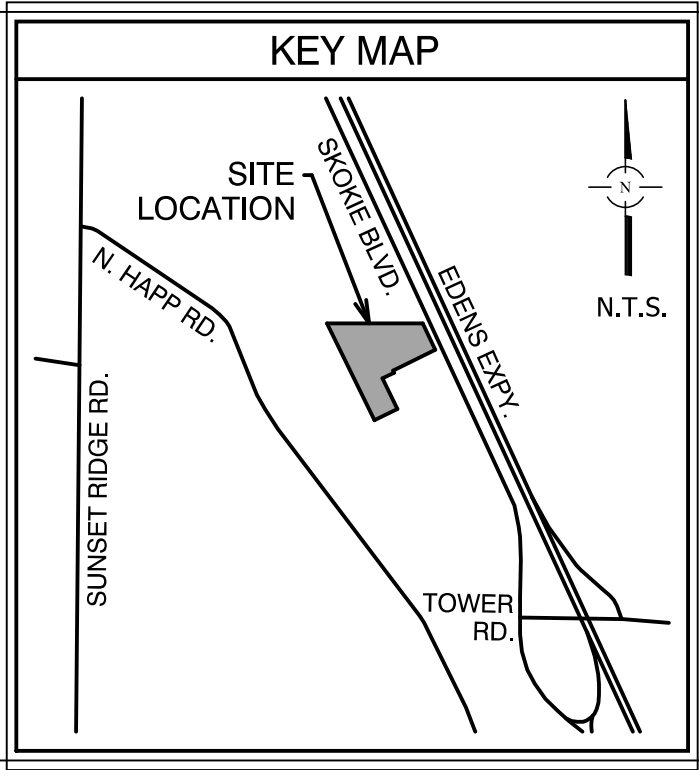
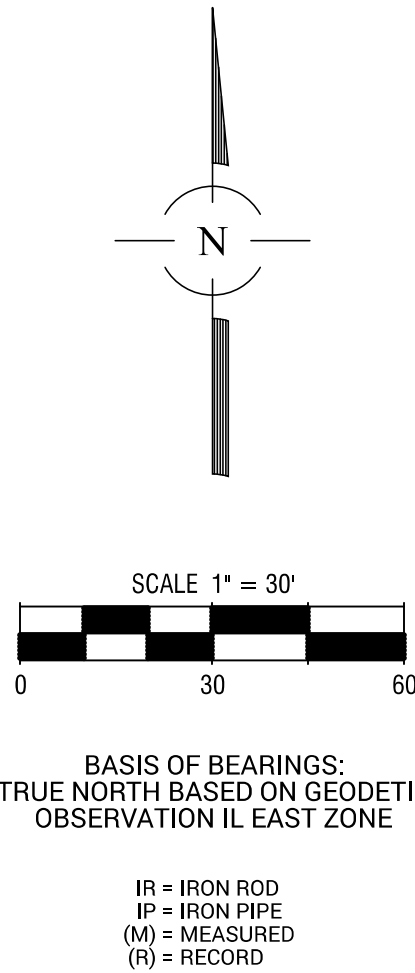
EXHIBIT B

Plat of Consolidation

FINAL PLAT OF CONSOLIDATION OF
1810 SKOKIE DEVELOPMENT

BEING A SUBDIVISION OF PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 13,
TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N.:
04-13-107-021-0000
04-13-107-020-0000



SEND FUTURE TAX BILLS TO:

PREPARED FOR:
NICHOLAS & ASSOCIATES, INC.
1001 FEEHANVILLE DRIVE
MOUNT PROSPECT, ILLINOIS 60056

FOR REVIEW
PURPOSES ONLY

PLAT OF CONSOLIDATION

1810 SKOKIE DEVELOPMENT
NORTHBROOK, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME: 13730CONSOL-01
DATE: 05/30/2025
JOB NO. 13730
SHEET 1 OF 3

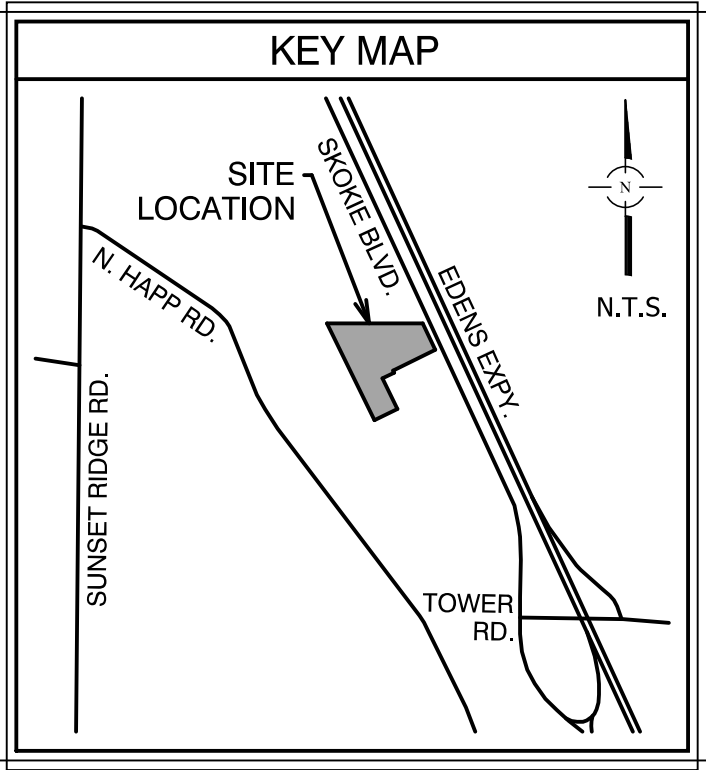
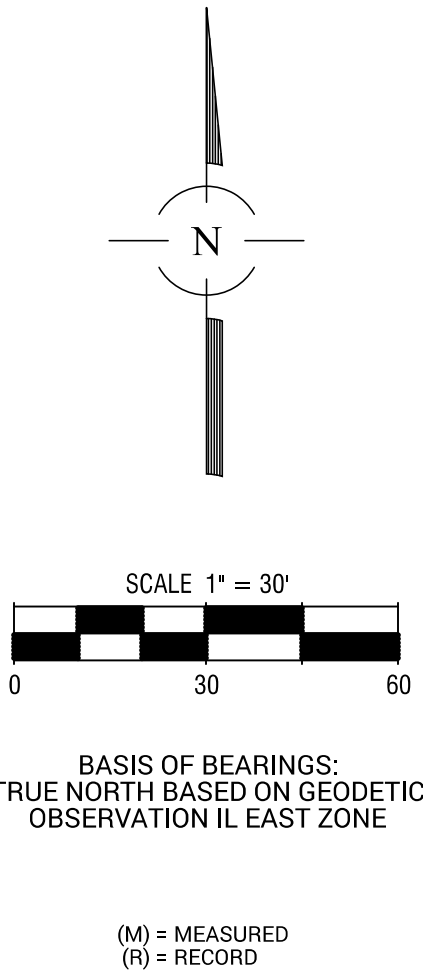
NO.	DATE	REMARKS
3	10/20/25	PLAT TITLE
2	08/11/25	DRAINAGE EASEMENT
1	08/06/25	CERTS

NO.	DATE	REMARKS

FINAL PLAT OF CONSOLIDATION OF
1810 SKOKIE DEVELOPMENT

BEING A SUBDIVISION OF PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 13,
TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N.:
04-13-107-021-0000
04-13-107-020-0000



LOT 1

SURVEYED AREA = 126,021 SQUARE FEET,
OR 2.893 ACRES, MORE OR LESS.

DRAINAGE EASEMENT PROVISIONS:

A PERMANENT, NON-EXCLUSIVE EASEMENT FOR DRAINAGE SERVING THE OWNER OF LOT 1 (HEREINAFTER "GRANTOR") IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF NORTHBROOK, ILLINOIS.

THE GRANTING OF THE FOREGOING EASEMENT CONFERS NO OBLIGATION ON THE VILLAGE OF NORTHBROOK (HEREINAFTER "GRANTEE") TO MAINTAIN, REPAIR, REPLACE, OR REMOVE ANY OF THE FOREGOING.

THE EASEMENT PROVISIONS ALLOW THE GRANTOR OR THE GRANTEE ACCESS TO INSTALL, OPERATE, MAINTAIN, RELOCATE AND REMOVE, FROM TIME TO TIME, PIPES AND OTHER DRAINAGE SEWER FACILITIES USED IN CONNECTION WITH DRAINAGE, UNDER ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTIES SHOWN AS AND/OR LABELED AS "DRAINAGE EASEMENT," WITHIN DASHED LINES ON THE ATTACHED PLAT OF EASEMENT.

GRANTOR WILL MAINTAIN, REPAIR AND REPLACE THE FACILITIES LOCATED IN THE EASEMENT AREAS. IF THE GRANTOR DOES NOT PROPERLY MAINTAIN DRAINAGE SYSTEM, THE VILLAGE WILL PROVIDE 30 DAYS NOTICE UNLESS IT IS AN EMERGENCY REPAIR AND THEN WILL COMPLETE NECESSARY MAINTENANCE AT THE GRANTOR'S EXPENSE. THE GRANTEE WILL PROMPTLY BACKFILL ANY TRENCH OR OPENINGS MADE FOR THE EMERGENCY REPAIR. GRANTEE WILL NOT BE REQUIRED TO REPAIR OR RESTORE ANY AREAS THAT WERE DISTURBED AS PART OF THE NECESSARY MAINTENANCE OR REPAIR. GRANTOR SHALL PROMPTLY REPAIR ANY DAMAGE CAUSED BY IT INCLUDING, WITHOUT LIMITATION, DAMAGES FROM EXCAVATION OR USE OF THE EASEMENT AREAS, AND INCLUDING (WITHOUT LIMITATION) THE REPAIR AND REPLACEMENT OF PAVEMENT, SIDEWALKS, CURBING, FENCES AND LANDSCAPING, THEREBY RESTORING ANY SUCH AREA SUBSTANTIALLY TO ITS PRIOR CONDITION.

GRANTOR RESERVES (AND GRANTEE ACKNOWLEDGES AND AGREES TO SUCH RESERVATION) THE RIGHT TO USE THE EASEMENT AREAS FOR PURPOSES WHICH WILL NOT INTERFERE WITH GRANTEE'S ENJOYMENT OF THE RIGHTS HEREBY GRANTED. SPECIFICALLY GRANTOR SHALL HAVE THE RIGHT TO CONSTRUCT AND/OR INSTALL PAVEMENT FOR PARKING AND DRIVE AREAS, CURBING, SIDEWALKS, LANDSCAPING, FENCING AND SUCH OTHER SIMILAR FEATURES, BUT IN NO EVENT SHALL GRANTOR CONSTRUCT OR EFFECT ANY BUILDING OR OTHER STRUCTURE. SUCH FACILITIES SHALL BE LOCATED UNDERGROUND (EXCEPT FOR FACILITIES REQUIRED TO BE ABOVE GROUND, WHICH WILL BE LOCATED IN LANDSCAPED PORTIONS OF THE EASEMENT AREAS ONLY). THE LOCATION OF FACILITIES BY GRANTEE SHALL NOT CONFLICT OR INTERFERE WITH PUBLIC IMPROVEMENTS AND ANY CONFLICTS IN USE SHALL BE SUBJECT TO RESOLUTION AND APPROVAL OF THE GRANTEES.

SEND FUTURE TAX BILLS TO:

PREPARED FOR:
NICHOLAS & ASSOCIATES, INC.
1001 FEEHANVILLE DRIVE
MOUNT PROSPECT, ILLINOIS 60056

FOR REVIEW
PURPOSES ONLY

PLAT OF CONSOLIDATION

1810 SKOKIE DEVELOPMENT
NORTHBROOK, ILLINOIS



FILENAME:
13730CONSOL-01

DATE:
05/30/2025

JOB NO.
13730

SHEET

2 OF 3

FINAL PLAT OF CONSOLIDATION OF
1810 SKOKIE DEVELOPMENT

BEING A SUBDIVISION OF PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 13,
TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N.:
04-13-107-021-0000
04-13-107-020-0000

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED THE SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE THEREON INDICATED.

THIS IS TO ALSO CERTIFY THAT AS OWNER(S) OF THE PROPERTY AS LEGALLY DESCRIBED ON THIS PLAT, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

SCHOOL DISTRICTS

ELEMENTARY SCHOOL DISTRICT NO. 29.

HIGH SCHOOL DISTRICT NO. 203.

JUNIOR COLLEGE DISTRICT NO. 535.

DATED THIS _____ DAY OF _____, A.D. 20 ____.

SIGNED: _____

PRINTED NAME AND TITLE

ADDRESS: _____

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____, TITLE _____

OF _____ WHO IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 20 ____.

NOTARY PUBLIC

MORTGAGE CERTIFICATE

THE UNDERSIGNED, AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED _____ AND RECORDED IN THE RECORDER'S OFFICE OF COOK, COUNTY, ILLINOIS, ON THIS _____ DAY OF _____, A.D. _____, AS DOCUMENT NUMBER _____, HEREBY CONSENTS TO THE SUBDIVISION STATED HEREIN.

DATED: THIS _____ DAY OF _____, A.D. 20 ____.

BY: _____

PRINTED NAME AND TITLE

ATTEST: _____

PRINTED NAME AND TITLE

MORTGAGE NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____, TITLE _____

OF _____ WHO IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 20 ____.

NOTARY PUBLIC

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGE BY THE CONSTRUCTION OF SUCH RESUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

THIS _____ DAY OF _____, A.D. 20 ____.

OWNER OR DULY AUTHORIZED ATTORNEY

REGISTERED PROFESSIONAL ENGINEER, LICENSE NO.

LICENSE EXPIRES: _____

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, _____ VILLAGE COLLECTOR FOR THE VILLAGE OF NORTHBROOK, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OF ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT, INCLUDED IN THE PLAT.

DATED AT NORTHBROOK, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D. 20 ____.

VILLAGE COLLECTOR

VILLAGE BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

THIS IS TO CERTIFY THAT THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF NORTHBROOK, ILLINOIS, HAVE REVIEWED AND APPROVED THIS PLAT.

DATED AT NORTHBROOK, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D. 20 ____.

VILLAGE PRESIDENT

PRINTED NAME

VILLAGE CLERK

PRINTED NAME

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED BY PLAN COMMISSION OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____, A.D. 20 ____.

CHAIRMAN

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

THIS IS TO CERTIFY THAT I, _____ VILLAGE ENGINEER FOR THE VILLAGE OF NORTHBROOK, ILLINOIS, HAVE REVIEWED AND APPROVED THIS PLAT

DATED THIS _____ DAY OF _____, A.D. 20 ____.

VILLAGE ENGINEER

PROPERTY DESCRIPTION:

AN IRREGULAR TRACT OF LAND IN THE FIRST ADDITION TO SKOKIE HIGHLANDS BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON DECEMBER 20, 1927 AS DOCUMENT 9876346 AND CORRECTED BY DOCUMENT 9883569 DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF LOT 23 IN BLOCK 8 OF SAID FIRST ADDITION TO SKOKIE HIGHLANDS WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE EDENS EXPRESSWAY; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 12.0 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG A LINE 12 FEET NORTHWESTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE AND SAID SOUTHEASTERLY LINE EXTENDED WEST, OF LOTS 3 AND 23 IN BLOCK 8 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID, A DISTANCE OF 227.93 FEET TO THE CENTER LINE OF VACATED HUMPHREY STREET, AS SHOWN ON PLAT OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE A DISTANCE OF 12 FEET TO A POINT ON A LINE 16.30 FEET NORTHWESTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE AND SAID SOUTHEASTERLY LINE EXTENDED EASTERLY, OF LOT 6 IN BLOCK 7 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE SOUTHWESTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 63 FEET TO A POINT ON A LINE 30 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF BLOCK 7 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE SOUTHEASTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 166.30 FEET TO THE SOUTHEASTERLY LINE OF LOT 9 IN BLOCK 7 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE SOUTHWESTERLY ALONG THE SAID SOUTHEASTERLY LINE, AND SAID SOUTHEASTERLY LINE EXTENDED WESTERLY OF LOT 9 IN BLOCK 7, A DISTANCE OF 125.03 FEET TO THE SOUTHWESTERLY LINE OF THE VACATED PUBLIC ALLEY LYING WESTERLY OF AND ADJOINING BLOCK 7 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE A DISTANCE OF 526.59 FEET TO ITS INTERSECTION WITH THE NORTHERLY LINE EXTENDED WESTERLY OF LOT 1 IN BLOCK 7 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE EASTERLY ALONG THE NORTHERLY LINE, AND SAID NORTHERLY LINE EXTENDED WESTERLY AND EASTERLY, OF LOT 1 IN BLOCK 7 AFORESAID, A DISTANCE OF 464.74 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF EDENS EXPRESSWAY; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 142.25 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PLAT OF CONSOLIDATION

1810 SKOKIE DEVELOPMENT
NORTHBROOK, ILLINOIS



FILENAME:
13730CONSOL-01

DATE:
05/30/2025

JOB NO.
13730

SHEET

3 OF 3

STATE OF ILLINOIS)
COUNTY OF COOK) SS

WE, SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157, DO HEREBY DECLARE THAT WE HAVE SURVEYED AND PLATTED THE ABOVE DESCRIBED PROPERTY, AS SHOWN BY THE ANNEXED PLAT, WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

SAID PROPERTY CONTAINS 126,021 SQUARE FEET, OR 2.893 ACRES, MORE OR LESS.

BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 17031C0231J WITH AN EFFECTIVE DATE/MAP REVISED OF AUGUST 19, 2008, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES IN ZONE X (UNSHADED) - AREA OF MINIMAL FLOOD HAZARD AS IDENTIFIED BY SAID F.I.R.M. MAP.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER OUR HAND AND SEAL THIS _____ DAY OF _____, 20____ IN ROSEMONT, ILLINOIS.

JERRY P. CHRISTOPH, I.P.L.S. No. 035-3540
LICENSE EXPIRES: 11-30-2026
jchristoph@spacecoinc.com

COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT ONCE. REFER TO DEED OR TITLE POLICY FOR BUILDING LINES AND EASEMENTS.

FOR REVIEW
PURPOSES ONLY