

RESOLUTION NO. R-127-2022

**A RESOLUTION APPROVING A FINAL PLAT OF CONSOLIDATION
(195 AND 203-209 SHERIDAN ROAD)**

WHEREAS, the Village of Winnetka is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970; and

WHEREAS, Peter Lee, as Trustee of the Orchard 2020 Revocable Trust (“*Applicant*”) is the record title owner of the parcels of real property commonly known as 195, 203, 205, and 209 Sheridan Road (collectively the “*Properties*”), which Properties are legally described in **Exhibit A** attached to and, by this reference, made a part of this Resolution; and

WHEREAS, the Properties are located within the R-2 Single-Family Residential Zoning District (“*R-2 District*”); and

WHEREAS, the Applicant has submitted an application to the Village for approval of a proposed final plat of consolidation (“*Final Plat*”), which is attached to and, by this reference, made a part of this Resolution as **Exhibit B**; and

WHEREAS, the Final Plat proposes to consolidate the Properties into one lot of record (“*Consolidated Lot*”); and

WHEREAS, on October 26, 2022, after due notice thereof, the Winnetka Plan Commission held a meeting on the proposed Final Plat and voted, by a vote of 6-0, to recommend that the Village Council approve the Final Plat; and

WHEREAS, in a format acceptable to the Village Water and Electric Department and the Village Attorney, the Applicant has provided for a public utility easement along the west property line of the Consolidated Lot; and

WHEREAS, the Final Plat, subject to and in strict accordance with the terms of this Resolution, complies with all applicable provisions of the Village subdivision and zoning regulations as set forth in the Village Code;

WHEREAS, the Village’s approval of the Final Plat (plat of consolidation) is not an adjudication, determination, or opinion on the eastern property line of the Properties, which is a question of Illinois property law beyond the purview of this Council or application; and

WHEREAS, the Village reserves its right to determine the eastern property line for purposes of applying the Village Zoning Code, if and when that issue is presented to the Village;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Village of Winnetka, Cook County, Illinois, as follows:

SECTION 1: RECITALS. The foregoing recitals are hereby incorporated as the findings of the Village Council, as if fully set forth herein.

SECTION 2: APPROVAL OF FINAL PLAT. Pursuant to Chapter 16.04 of the “Winnetka Village Code,” as amended, and the Village’s home rule authority, the Village Council hereby approves the Final Plat, prepared by Bleck Engineering Company, Inc., and consisting of two sheets, with a latest revision date of September 8, 2022, in substantially the same form attached to and, by this reference, made a part of this Resolution as Exhibit B.

SECTION 3: EXECUTION OF FINAL PLAT. The Village Council hereby authorizes and directs the Village President and the Village Clerk to execute and attest, on behalf of the Village, the Final Plat.

SECTION 4: RECORDATION OF FINAL PLAT. Upon execution of the Final Plat as provided in Section 3 of this Resolution and upon this Resolution taking effect as provided in Section 5 of this Resolution, the Village Clerk is hereby directed to cause the Final Plat to be recorded in the office of the Cook County Clerk Recording Division.

SECTION 5: EFFECTIVE DATE. This Resolution will only be in full force and effect upon the occurrence of all of the following events: (i) passage and approval of this Resolution according to law; and (ii) the demolition of at least two of the single-family detached dwellings located on the Properties as of the date of passage of this Resolution in accordance with all applicable provisions of the Village Code. This Resolution and the approval of the Final Plat will automatically be of no force or effect if this Resolution has not taken effect pursuant to the terms of this Section 5 within 365 days immediately after the date on which this Resolution is approved by the Village Council (“*Effective Date Deadline*”); provided, however, that prior to the Effective Date Deadline the Village Council may extend the Deadline upon the request of the Applicant.

ADOPTED this 6th day of December, 2022, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

Signed:

Village President

Countersigned:

Village Clerk

EXHIBIT A

THE PROPERTIES

Parcel 1: LOT 9 IN R. WILLIAMSON'S SHERIDAN ROAD SUBDIVISION OF PART OF LOTS 2, 3 AND 4 OF SIMONS AND OTHERS' SUBDIVISION OF A PART OF THE FRACTIONAL SOUTHEAST QUARTER OF SECTION 21 AND PART OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 8, 1920 AS DOCUMENT 6786370, IN COOK COUNTY, ILLINOIS.

Commonly known as 195 Sheridan Road, Winnetka, Illinois.

PIN: 05-21-412-009-0000

Parcel 2: LOT 10 IN R. WILLIAMSON'S SHERIDAN ROAD SUBDIVISION OF PARTS OF LOTS 2, 3 AND 4 OF SIMONS ET AL SUBDIVISION OF A PART OF THE FRACTIONAL SOUTHEAST QUARTER OF SECTION 21 AND PART OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS SUBDIVISION PLAT OF SAID R. WILLIAMSON'S SHERIDAN ROAD SUBDIVISION RECORDED APRIL 8, 1920 AS DOCUMENT 6766370, IN COOK COUNTY, ILLINOIS.

Commonly known as 203 Sheridan Road, Winnetka, Illinois.

PIN: 05-21-412-008-0000

Parcel 3: LOT 1 AND LOT 2 IN BRITZ'S SUBDIVISION OF LOT 11 IN R. WILLIAMSON'S SHERIDAN ROAD SUBDIVISION OF PART OF LOTS 2, 3 AND 4 OF SIMONS AND OTHERS' SUBDIVISION OF PART OF FRACTIONAL SOUTHEAST QUARTER SECTION 21, AND PART OF FRACTIONAL SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RECORDED JANUARY 6, 1972 AS DOCUMENT 21768877.

Lot 1: Commonly known as 209 Sheridan Road, Winnetka, Illinois.

PIN: 05-21-412-016-0000

Lot 2: Commonly known as 205 Sheridan Road, Winnetka, Illinois.

PIN: 05-21-412-017-0000

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EXHIBIT B

FINAL PLAT

(SEE ATTACHED EXHIBIT B)