

11/9/2015

117-R-15

A RESOLUTION

Approving the Final Plat of Subdivision for 1030 Forest Avenue

WHEREAS, pursuant to Subsection 4-11-1(B) of the Evanston City Code of 2012, as amended (the "City Code"), the City Council may approve of a plat of subdivision by means of a resolution; and

WHEREAS, application has been made pursuant to the provisions of City Code Subsection 4-11-1(B) for the approval of the final Plat of Subdivision to subdivide the property commonly known as "1030 Forest Avenue," located in Evanston, Illinois (the Subject Property"), legally described in Exhibit A, which is attached hereto and incorporated herein by reference, into two (2) lots for the J & S Resubdivision; and

WHEREAS, the Historic Preservation Commission met on August 25, 2015, pursuant to proper notice, to consider case no. 15PRES-0280, an application filed by James Kastenholtz, for a subdivision of the Subject Property; and

WHEREAS, the Historic Preservation Commission, after hearing testimony and receiving other evidence, made a written record and findings that the application for a subdivision met the standards per Section 2-8-12(B) of the City Code for a subdivision of a landmark property and recommended City Council approval of the Final Plat of Subdivision for the 1030 Forest Avenue Subdivision, attached hereto as Exhibit B and incorporated herein by reference, as requested, subject to certain conditions; and

WHEREAS, at its meeting of November 23, 2015, the Planning and Development Committee of the City Council ("P&D Committee") considered the Historic

Preservation Commission's record and findings and recommended that City Council accept the Preservation Commission's recommendation and approve the re-subdivision in case no. 15PRES-0280, as requested, subject to certain conditions; and

WHEREAS, the City intends to subdivide the Subject Property, located in Evanston, Illinois, to the new subdivided parcels of land legally described in Exhibit C, which is attached hereto and incorporated herein by reference; and

WHEREAS, at its meeting of November 23, 2015, the City Council considered and adopted the respective records, findings, and recommendations of the Historic Preservation Commission and P&D Committee, as amended and hereby finds that the proposed plat complies with all applicable provisions of Title 4, Chapter 11 of the City Code,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS, THAT:

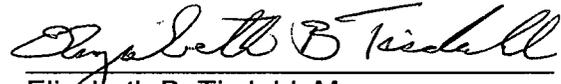
SECTION 1: The foregoing recitals are found as fact and incorporated herein by reference.

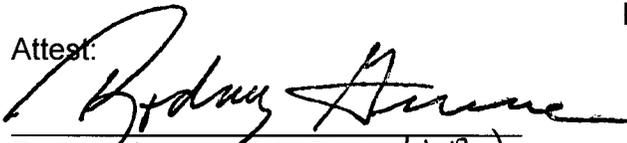
SECTION 2: Pursuant to Title 4, Chapter 11 of the City Code, the City Council hereby approves the proposed Plat of Subdivision, attached hereto as Exhibit C and incorporated herein by reference, subject to the following conditions:

(A) The final plat of subdivision shall substantially conform to the 1030 Forest Avenue Subdivision plat prepared by B. H. Surh and Company, Inc. dated September 10, 2015, except as such plat may be modified to conform to the City Code, Resolution, and Ordinance; and

SECTION 3: The City Manager and/or his designee(s) is/are hereby authorized and directed to sign, and the City Clerk hereby authorized and directed to attest, any documents necessary to implement the terms of this resolution.

SECTION 4: This resolution shall be in full force and effect from and after the date of its passage and approval in the manner required by law.


Elizabeth B. Tisdahl, Mayor

Attest: 
Rodney Greene, City Clerk (W5)

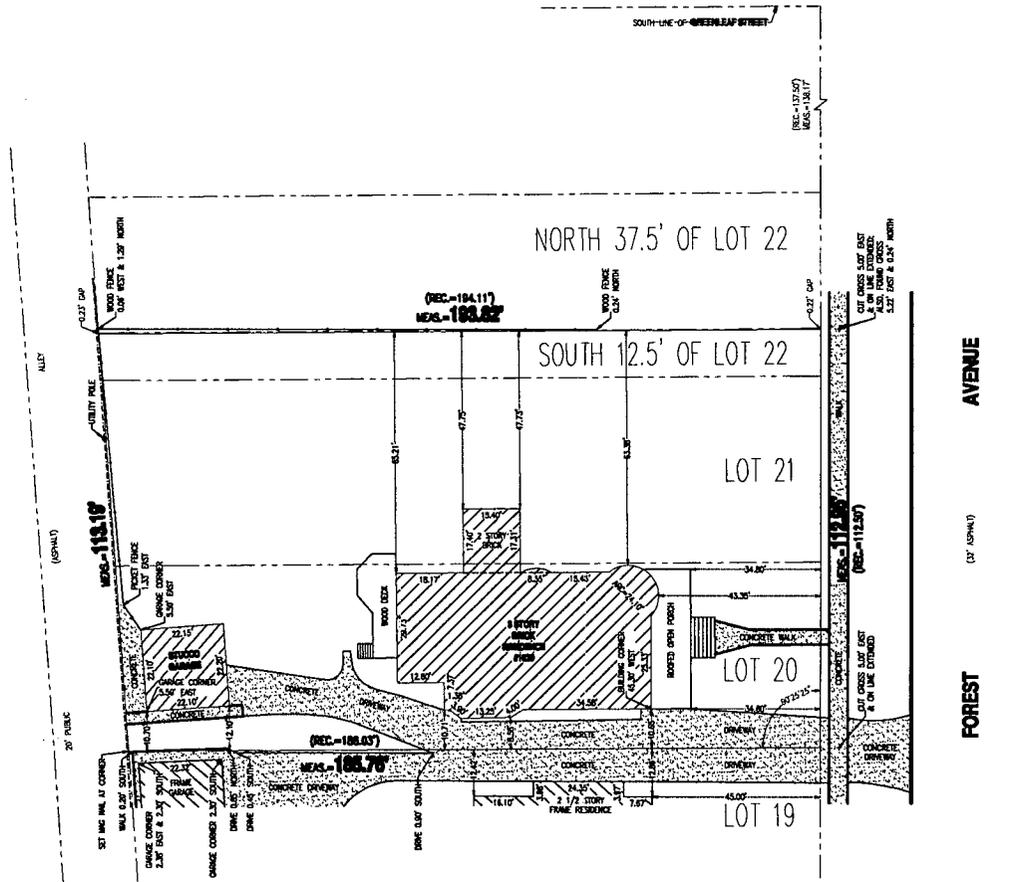
Adopted: November 23 2015

EXHIBIT A
Current Survey

PLAT of SURVEY

Legal Description: Lots 20, 21 and the South 12 1/2 feet of Lot 22 in Block 3 in White's Addition to Evanston, in Section 19, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: **1030 Forest Avenue, Evanston, Illinois.**



SITE NOTES:
Area = 81,847 sq. ft.

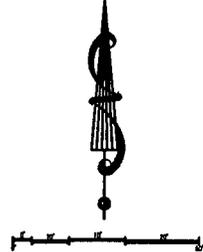
GENERAL NOTES:
All information provided to the surveyor is shown or noted hereon.

The description on this plat was provided to us by the client, and does not guarantee correctness, and should be compared to your Deed, Abstract or Certificate of Title.

All building restrictions, building lines and easements may or may not be shown, check your Deed, Abstract, Title Report, and local ordinances, no responsibility is assumed by Surveyor.

Compare all points before building by same and report any discrepancy at once.

Dimensions are shown in feet and decimal parts thereof, no dimension is to be assumed by scaling.



B.H. SUHR & COMPANY, INC.	
B. H. SUHR S.P.A.S.A. A.C.S.A. I.S.P.S.A.	REGISTERED PROFESSIONAL SURVEYOR 640 CHERRY AVENUE, EVANSTON, ILLINOIS 60120 TEL. (847) 326-4200 / FAX (847) 326-4201 E-MAIL: BHSUHR@BHSUHR.COM
LOCATION: 1030 FOREST AVENUE OWNER No. 15-78	DATE: APRIL 18, 2015 COMPILED BY: MELTZER, PURTILL & STELLE LLC

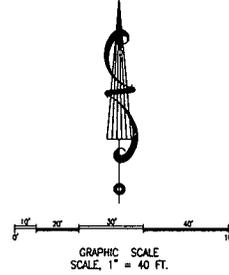
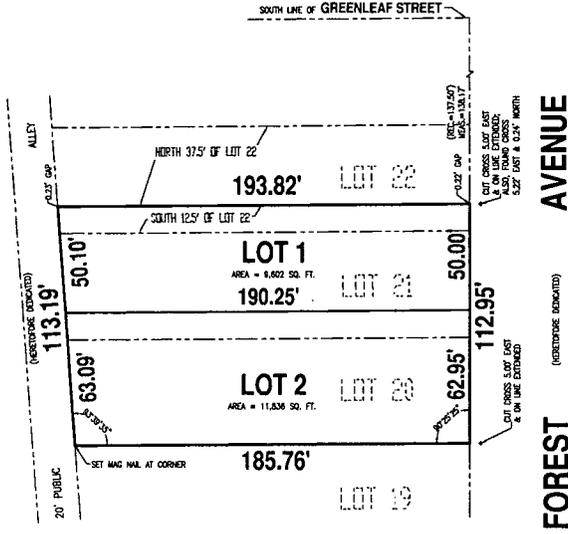
FIELD MEASUREMENTS COMPLETED APRIL 18, 2015

EXHIBIT B

Plat of Subdivision

J & S RESUBDIVISION IN

WHITE'S ADDITION TO EVANSTON, IN SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



STATE OF ILLINOIS }
COUNTY OF COOK } ss.

Approved by the Council of the City of Evanston, Illinois, at a meeting held on the _____ day of _____, A.D., 20____, in witness whereof, I set my hand and affix the Corporate Seal of said City, this _____ day of _____, A.D., 20____.

City Clerk, Evanston, Illinois.

STATE OF ILLINOIS }
COUNTY OF COOK } ss.

I, _____, City Collector of the City of Evanston, Illinois, do hereby certify that there are no delinquent or unpaid current or forfeited special assessments, or any deferred installments thereon that have been apportioned against the tract of land included in this plat of Consolidation.

Dated this _____ day of _____, A.D., 20____.

City Collector, Evanston, Illinois.

STATE OF ILLINOIS }
COUNTY OF COOK } ss.

Approved this _____ day of _____, A.D., 20____.

Zoning Enforcing Officer, Evanston, Illinois.

STATE OF ILLINOIS }
COUNTY OF COOK } ss.

Approved this _____ day of _____, A.D., 20____.

Director of Public Works, Evanston, Illinois.

STATE OF ILLINOIS }
COUNTY OF COOK } ss.

Approved this _____ day of _____, A.D., 20____.

Corporation Counsel, Evanston, Illinois.

STATE OF ILLINOIS }
COUNTY OF COOK } ss.

B. I. SUHR & COMPANY, INC., does hereby certify that it has surveyed the following described property for the purpose of Resubdividing it into two (2) Lots as shown hereon:

LOTS 20, 21 AND THE SOUTH 12 1/2 FEET OF LOT 22 IN BLOCK 3 IN WHITE'S ADDITION TO EVANSTON, IN SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Dimensions are shown in feet and decimal parts thereof and are correct at 62 degrees Fahrenheit.

It, further certifies that this property is situated in Zone "X", (area determined to be outside of the 0.2% annual chance floodplain), as designated by Flood Insurance Rate Map, Community-Panel No.17031C0270 J, effective date: August 19, 2008.

It, further certifies that the property shown on the plat hereon drawn is within the Village of Evanston, Illinois, which has adopted a Village Plan and is exercising the Special Powers authorized by division 12 of article 11 of the municipal code, as heretofore and hereafter amended.

Dated at Evanston, Illinois, this _____ day of _____, A.D., 20____.

B. H. SUHR & COMPANY, INC.

RAYMOND R. HANSEN
Illinois Professional Land Surveyor No.2642
License Expiration Date 11/30/18



STATE OF ILLINOIS }
COUNTY OF COOK } ss.

J & S Home Renovations, LLC, an Illinois limited liability company, does hereby certify that it is the Title Owner of Record of the property shown hereon and that it has caused the same to be surveyed for the purpose of resubdividing it into two (2) Lots, as shown hereon.

Dated this _____ day of _____, A.D., 20____.

J & S HOME RENOVATIONS, LLC

Attest: _____
(Asst.)Secretary

Manager

STATE OF ILLINOIS }
COUNTY OF COOK } ss.

I, _____, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that _____ and _____ of said Board, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such _____ and _____, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Board, not individually, but solely as the Title Owner of Record of part of said property, for the uses and purposes therein set forth, and the _____ did also then and there acknowledge that _____, as Custodian of the Corporate Seal of said Board did affix the Corporate Seal to the said instrument as his own free and voluntary act, and as the free and voluntary act of said Board, as part owner of title, as aforesaid, for the uses and purposes therein set forth.

Given under my hand and Notarial seal, this _____ day of _____, A.D., 20____.

Notary Public

B.H. SUHR & COMPANY, INC.

SURVEYORS ESTABLISHED 1911

840 CUSTER AVENUE, EVANSTON, ILLINOIS 60202
CHICAGO TEL. (773) 273-5315 / EVANSTON TEL. (847) 864-6315
WWW.BHSUHR.COM / E-MAIL: SURVEYOR@BHSUHR.COM

H. R. SMITH
R. R. HANSEN
MEMBERS
F.P.L.S.
I.C.S.M.
R.S.P.S.

Professional Design
Firm License
No. 184-002871

LOCATION: 1030 FOREST AVENUE, EVANSTON, SEPTEMBER 10, 20 15
ORDER No. 15-78-A ORDERED BY: MELTZER, PURTILL & STELLE LLC

MS137

SUBMITTED BY AND RETURN PLAT TO:

DEPARTMENT OF PUBLIC WORKS
2100 RIDGE AVENUE
EVANSTON, ILLINOIS 60204

SEND TAX BILL TO:
PIN Nos.

EXHIBIT C

Legal Description

LOT 1

Lot 1 in J & S Resubdivision in Whites Addition to Evanston, in Section 19, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

LOT 2

Lot 2 in J & S Resubdivision in Whites Addition to Evanston, in Section 19, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.