

8/3/2016

60-R-16

A RESOLUTION

Authorizing the City Manager to Execute an Easement Agreement with Northwestern University Located on Chicago Avenue from Clark Street to Sheridan Road and on Sheridan Road from Chicago Avenue to Lincoln Street Sheridan Road

WHEREAS, the City of Evanston, Cook County, Illinois, (the "City") is a home rule unit of government under the Illinois Constitution of 1970; and

WHEREAS, Northwestern University ("NU") desires to install lighting fixtures on both the East and West side of Chicago Avenue from Clark Street to Sheridan Road and the West side of Sheridan Road from Chicago Avenue to Lincoln Street; and

WHEREAS, the City and NU wish to negotiate and execute an easement agreement (the "Agreement") regarding the installation of said light fixtures,

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

SECTION 1: The City Manager is hereby authorized and directed to negotiate all necessary terms of the Agreement as he may determine to be in the best interests of the City, and which shall be approved as to form by the Corporation Counsel.

SECTION 2: The Agreement shall grant NU certain lighting easements on both the East and West side of Chicago Avenue from Clark Street to Sheridan Road and the West side of Sheridan Road from Chicago Avenue to Lincoln Street that

substantially conform to the locations depicted in Exhibit A, to accommodate the installation of light fixtures.

SECTION 3: NU is solely responsible for the light fixture installation project and shall fund the project in its entirety, including the repair, maintenance, and cost of electricity associated with said light fixtures.

SECTION 4: The initial easement term shall not exceed twenty-five (25) years from the effective date of this Resolution.

SECTION 5: Pursuant to the Agreement, NU must pay the City a one-time lighting easement fee in the amount of three hundred three thousand six hundred eighty-six dollars and sixty-four cents (\$303,686.64). This one-time easement fee includes the total cost of the annual easement fees for the twenty-five (25) year term of the easement. For the first year of the Agreement, said fee is nine thousand four hundred eighty-one dollars and twenty three cents (\$9,481.23), which equals sixty-seven and eight tenths cents per square foot (\$0.678/sq. ft.) for thirteen thousand nine hundred seventy-seven and ninety-three tenths square feet (13,977.93 sq. ft.). For every subsequent year of the term of the Agreement, the annual fee increases by two percent (2%) over the prior year's fee. Upon receipt of the final plat of survey, the City will recalculate the total easement fee based on the actual square footage utilized, and if the square footage utilized is greater than thirteen thousand nine hundred seventy-seven and ninety-three tenths square feet (13,977.93 sq. ft.), NU must pay the additional easement costs associated with the overage. At the end of the Agreement term, the City will revisit the easement fee and negotiate any additional necessary conditions in order to renew the easement agreement with NU.

SECTION 6: That at the completion of the project, NU will provide the City with a detailed plat of survey for approval prior to recording said easement.

SECTION 7: Resolution 60-R-16 shall be in full force and effect from and after its passage and approval in the manner provided by law.

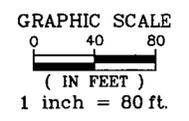
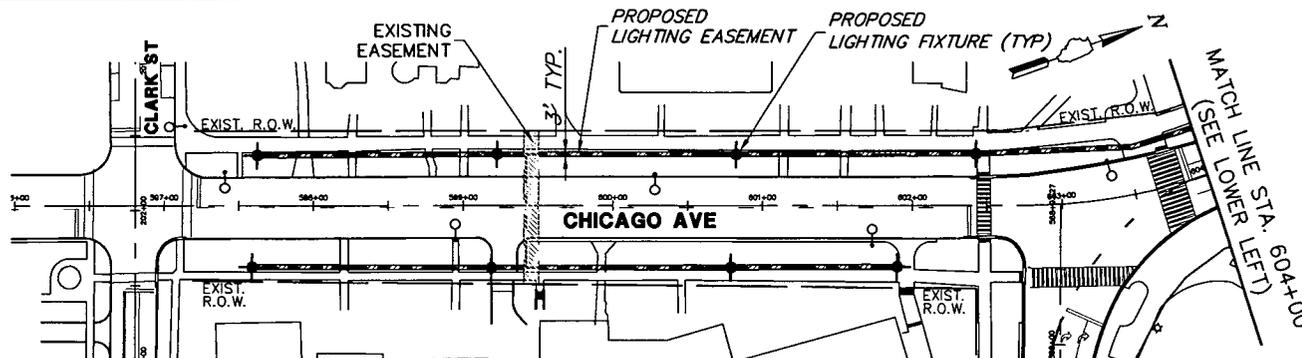

Elizabeth B. Tisdahl, Mayor

Attest:

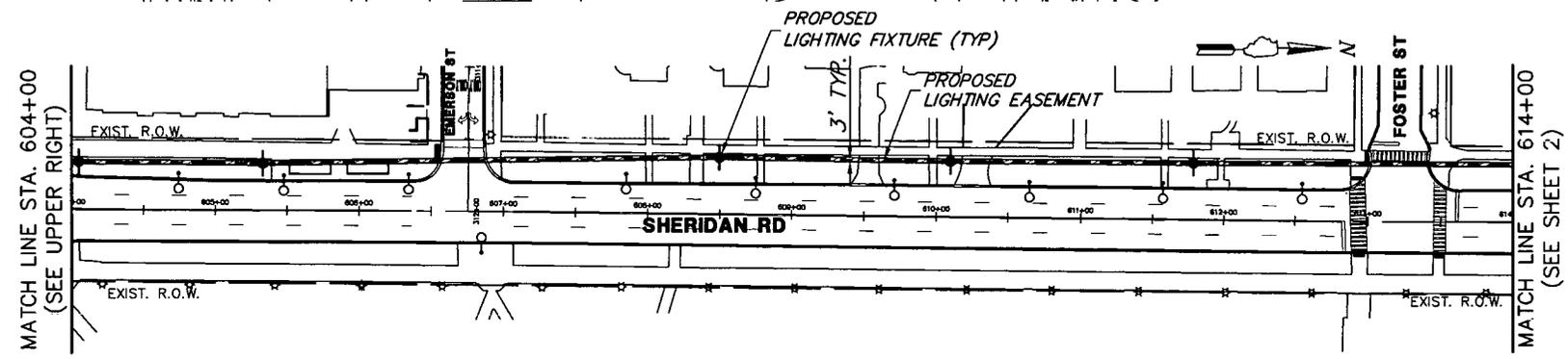

Rodney Greene, City Clerk

Adopted: August 15, 2016

EXHIBIT A
PROPOSED EASEMENT LOCATIONS



EASEMENT AREA	
SHEET 1	6,125.41 SQ.FT.
SHEET 2	7,852.52 SQ.FT.
TOTAL	13,977.93 SQ.FT.



GHA GEWALT HAMILTON ASSOCIATES, INC.
 625 Forest Edge Drive ■ Vernon Hills, IL 60061
 Tel.: 847.478.9700 ■ Fax.: 847.478.9701

PROPOSED LIGHTING EASEMENT EXHIBITS
 SHERIDIAN ROAD AND CHICAGO AVENUE
 NORTHWESTERN UNIVERSITY
 CITY OF EVANSTON, ILLINOIS

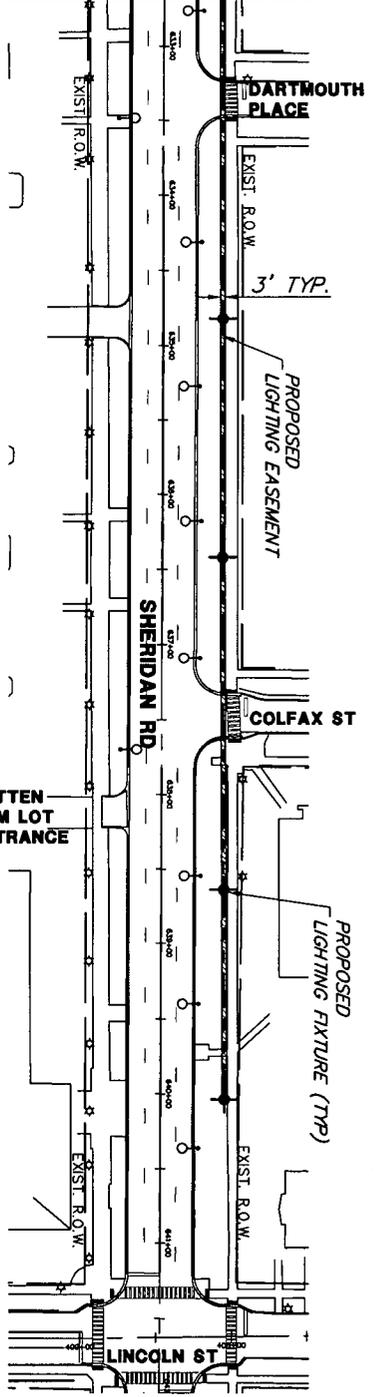
FILE 4550.047 Easements.dwg	1 OF 2
DRAWN BY: PJS	GHA PROJECT #
DATE: 07.28.16	4550.047
CHECKED BY: BJW	SCALE: 1"=80'

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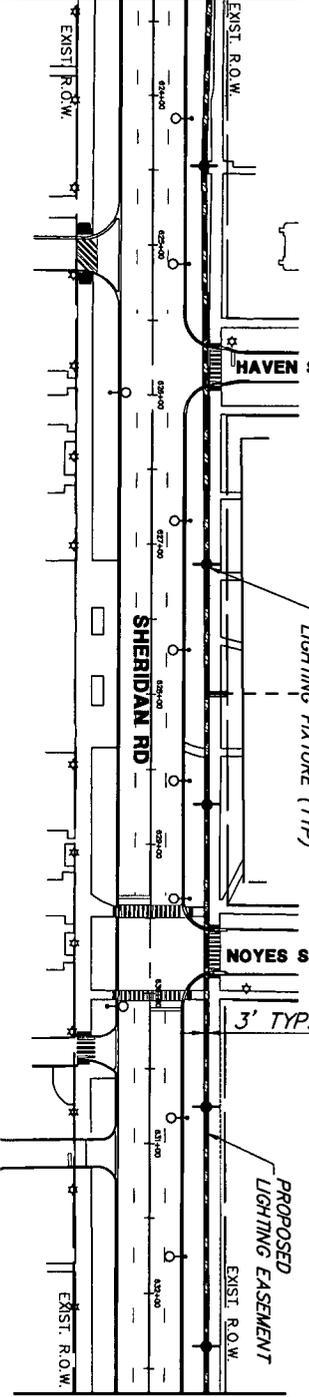
PROPOSED LIGHTING EASEMENT EXHIBITS
SHERIDAN ROAD AND CHICAGO AVENUE
NORTHWESTERN UNIVERSITY
CITY OF EVANSTON, ILLINOIS

FILE: 4550.047 Easement1.sdwg
DRAWN BY: PJS
DATE: 07.28.16
CHECKED BY: BJW
SCALE: 1"=80'
2 OF 2

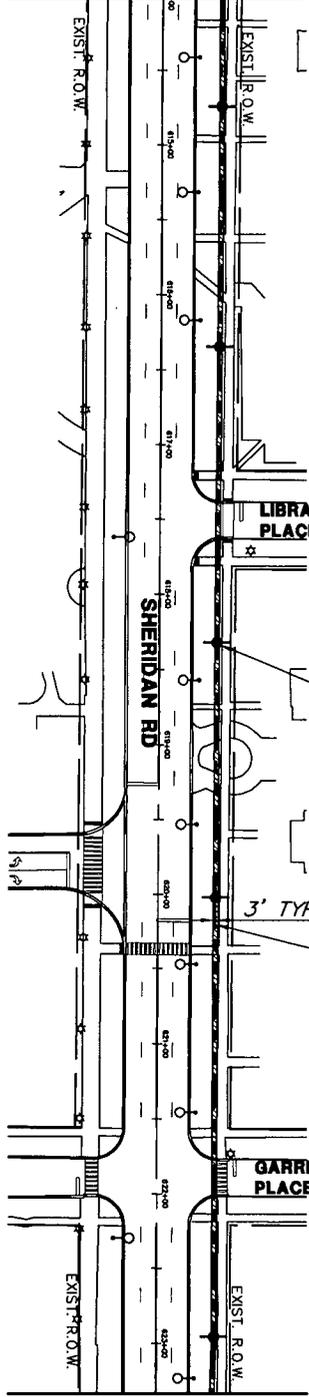
MATCH LINE STA. 632+50
(SEE UPPER RIGHT)



MATCH LINE STA. 623+50
(SEE UPPER RIGHT)



MATCH LINE STA. 614+00
(SEE SHEET 1)



MATCH LINE STA. 632+50
(SEE LOWER LEFT)

MATCH LINE STA. 623+50
(SEE LOWER LEFT)

EASEMENT AREA
SHEET 1 6,125.41 SQ.FT.
SHEET 2 7,852.52 SQ.FT.
TOTAL 13,977.93 SQ.FT.

