

22-R-18

A RESOLUTION

Approving a Plat of Resubdivision for 1727 Oak 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 by means of a resolution; and

WHEREAS, the City intends to resubdivide the property located at 1727 Oak Avenue, Evanston, Illinois (the "Subject Property"), legally described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, the City Council hereby finds that the proposed plat complies with all applicable provisions of Title 4, Chapter 11 of the City Code, subject to certain conditions,

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

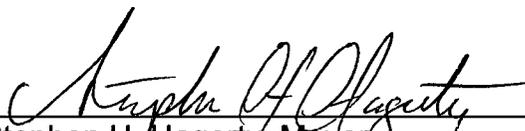
SECTION 1: The foregoing recitals are found as fact and incorporated herein by reference.

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

- (A)** The final plat of subdivision must substantially conform to the 1727 Oak Avenue Resubdivision plat prepared by B.H. Suhr & Company, Inc. dated October 26, 2017, except as such plat may be modified to conform to the City Code, Resolution, and Ordinance;

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.



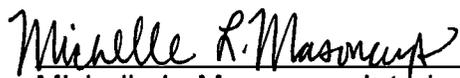
Stephen H. Hagerty, Mayor

Attest:



Devon Reid, City Clerk

Approved as to form:



Michelle L. Masoncup, Interim Corporation
Counsel

Adopted: May 29, 2018

EXHIBIT A**Legal Description**

That Part of Lots 1-6 (taken as a single tract) in Block 3 of E.A. Pratt's Addition to Evanston, being a subdivision of that part of the Southwest Quarter of the Northwest Quarter of Section 18, Township 41 North, Range 14 East of the Third Principal Meridian, lying East of Ridge Road and West of the Chicago and Northwestern Railroad, in the City of Evanston, Cook County, Illinois, described as follows: beginning at a point on the West line of said Lot 6 and the East line of Oak Avenue, 171.50 feet North of the Southwest corner of Lot 7 in said Block 3; thence East parallel to the North line of Church Street, 25.09 feet; South parallel to the East line of Oak Avenue, 6.50 feet; thence East parallel to the North line of Church Street, 122.91 feet; thence North parallel to the East line of Oak Avenue 19.50 feet; thence East parallel to the North line of Church Street, 57.51 feet to the East line of said Lot 6, being also the Westerly line of the right-of-way of the Chicago and Northwestern Railway Company; thence Northwesterly along the Easterly line of said Lots 1-6, 362.62 feet to the Northeast corner of said Lot 1; thence West 8.26 feet to the Northwest corner of said Lot 1; thence South on the East line of Oak Avenue, 317.22 feet to the place of beginning, in Cook County, Illinois.

PIN(s): 11-18-123-012-0000

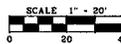
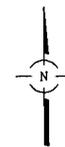
COMMONLY KNOWN AS: 1727 Oak Avenue, Evanston, Illinois.

EXHIBIT B

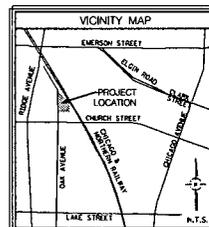
Plat of Resubdivision

FINAL PLAT OAK & CHURCH SUBDIVISION

BEING A SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP
41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

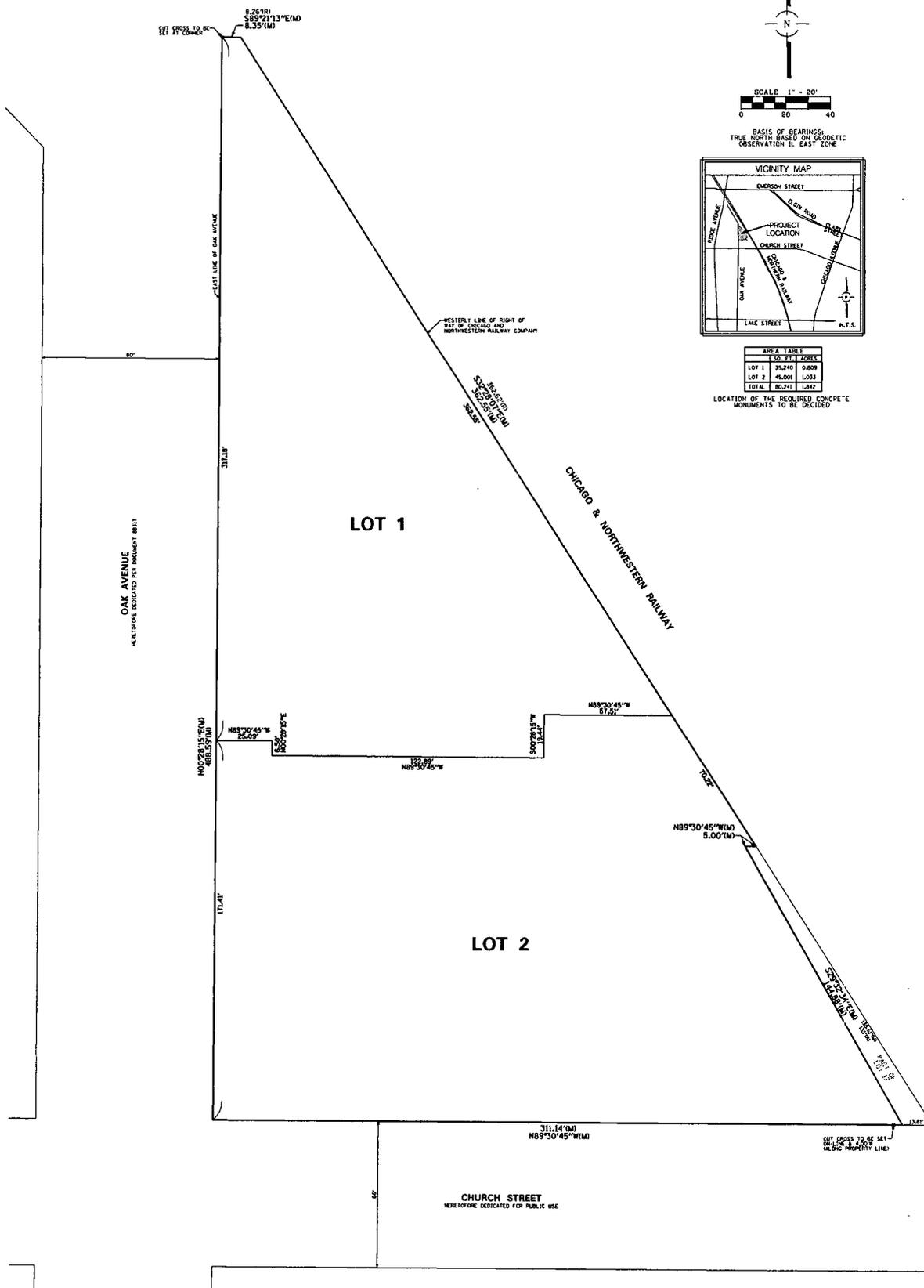


BASIS OF BEARINGS
TRUE NORTH BASED ON GEODETIC
OBSERVATION II EAST ZONE



| AREA TABLE | |
|------------|---------------|
| LOT | SQ. FT. ACRES |
| LOT 1 | 35,240 0.809 |
| LOT 2 | 45,000 1.033 |
| TOTAL | 80,241 1.842 |

LOCATION OF THE REQUIRED CONCRETE
MONUMENTS TO BE DECIDED



PREPARED FOR:
KIMLEY-HORN
1001 HANCOCKVILLE ROAD
SUITE 300
LESLIE, IL 60532

FOR REVIEW
PURPOSES ONLY

| REVISIONS |
|-----------------|
| 04/26/2018-NAME |
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CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (815) 944-6000 Fax: (847) 699-9165

| | |
|-----------------------|---------------|
| DATE: 02/14/2018 | JOB NO: 10052 |
| FILENAME: 10052SUB-01 | SHEET |
| 1 OF 3 | |

FINAL PLAT OAK & CHURCH SUBDIVISION

BEING A SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

OWNERS CERTIFICATE - SCHOOL DISTRICT STATEMENT

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, _____ DO HEREBY CERTIFY THAT I AM THE TITLE OWNER OF RECORD OF THE PROPERTY DESCRIBED HEREON AND THAT I HAVE CAUSED THE SAME TO BE SURVEYED FOR THE PURPOSE OF SUBDIVIDING IT INTO TWO (2) LOTS, AS SHOWN HEREON. AS OWNER I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE LAND INCLUDED HEREIN FALLS WITHIN THE FOLLOWING SCHOOL DISTRICTS: EVANSTON/SCHWABER SCHOOL DISTRICT #2 AND EVANSTON TOWNSHIP HIGH SCHOOL DISTRICT 202
DATED THIS _____ DAY OF _____, A.D. 20____.

SIGNED _____
ADDRESS: _____

MILITARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT I PERSONALLY KNOW TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS OWNER OF THE PROPERTY DESCRIBED HEREON, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE, SHE, SIGNED AND DELIVERED THE SAME INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTARIAL SEAL
THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES ON _____

CITY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, ILLINOIS AT A MEETING HELD ON _____ 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 _____

CORPORATION COUNSEL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

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

CORPORATION COUNSEL, EVANSTON, ILLINOIS _____

FINANCE DIRECTOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, _____ FINANCE DIRECTOR 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 APPOINTED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT OF SUBDIVISION.
DATED THIS _____ DAY OF _____, A.D. 20____.

FINANCE DIRECTOR, EVANSTON, ILLINOIS _____

ZONING ADMINISTRATOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

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

ZONING ADMINISTRATOR, EVANSTON, ILLINOIS _____

DIRECTOR OF PUBLIC WORKS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

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

DIRECTOR OF PUBLIC WORKS, EVANSTON, ILLINOIS _____

CITY COLLECTIONS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, _____ CITY COLLECTIONS 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 APPOINTED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT OF SUBDIVISION.
DATED THIS _____ DAY OF _____, A.D. 20____.

CITY COLLECTIONS _____

COOK COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, _____ COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID GENERAL TAXES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT, GIVEN UNDER MY HAND AND SEAL IN CHICAGO, COOK COUNTY, ILLINOIS.
THIS _____ DAY OF _____, 20____.

COUNTY CLERK _____

RECORDERS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDERS OFFICE OF COOK COUNTY AFORESAID ON THE _____ DAY OF _____, A.D. 20____, AT _____ O'CLOCK _____ M.

COOK COUNTY RECORDER _____

STATE OF ILLINOIS)
COUNTY OF COOK) SS

WE DECLARE THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001211, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

SAID PROPERTY CONTAINS 80,741 SQUARE FEET, OR 1.845 ACRES, MORE OR LESS. WE FURTHER DECLARE THAT THE LAND IS WITHIN THE CITY OF EVANSTON WHICH HAS ADOPTED A CITY COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 117 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

WE FURTHER DECLARE, BASED UPON A REVIEW OF THE FLOOD INSURANCE RATE MAP (FIRM 1) COMMITTEE MAP NUMBER 121430102N DATED AUGUST 19, 2006, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES WITHIN ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY STATE F.I.R.M. MAP. WE FURTHER DECLARE THAT STEEL RE-INFORCING RODS (UNLESS OTHERWISE NOTED) WILL BE SET AT ALL LOT CORNERS.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.
GIVEN UNDER OUR HAND AND SEAL THIS _____ DAY OF _____, 20____, IN ROCKFORD, ILLINOIS.

JERRY R. CRISTOFANO, P.L.S. NO. 035-3540
LICENSE EXPIRES 11-30-2018
jcr@jrcadmap.com
1/4/10 ONLY IF EMBOSSED SEAL AFFIXED

PREPARED FOR:
KIMBLE-HORN
1001 WARRENVILLE ROAD
SUITE 300
LISLE, IL 60532

FOR REVIEW
PURPOSES ONLY

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|-----------------|
| REVISIONS: |
| 04/26/2018-NAME |
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CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone (617) 814-4202 Fax (617) 814-4160

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|-----------------------|
| DATE: 02/14/2018 |
| JOB NO: 10052 |
| FILENAME: 10052SUB-01 |
| SHEET 3 OF 3 |