

12/12/2022

134-O-22

AN ORDINANCE

**Vacating the North-South Alley
East of Central Park Avenue and South of Grant Street**

WHEREAS, there exists in the City an approximately twenty (20) foot wide north-south alley located south of Grant Street and east of Central Park Avenue (“the Alley”); and

WHEREAS, the corporate authorities of the City have determined that the Alley does not have any public benefit; and

WHEREAS, certain property owners adjacent to the Alley, have requested the vacation of the Alley in the City of Evanston; and

WHEREAS, a plat of a portion of the Alley has been created as set forth in Exhibit 1 attached hereto and incorporated within, which further divides the Alley into four (4) distinct parcels as set forth in Exhibits I through L of Exhibit 1, attached hereto and incorporated within; and

WHEREAS, the City Council believes the relief to the public from further burden and responsibility of maintain the Alley constitutes a public interest of the City to vacate the Alley; and

~1~

WHEREAS, the property owners adjacent to the Alley (Paul and Mary Ann Harvey, Alec and Stephanie MachEachern, William and Annette LeCompte, and Samuel and Anne Bodine) have agreed to certain terms and conditions in order to complete vacation of the Alley

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

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

SECTION 2: That the north-south alley located south of Grant Street and east of Central Park Avenue legally described as:

LEGAL DESCRIPTION: ALL OF THE 20 FOOT WIDE ALLEY LYING EAST OF AND ADJOINING LOTS 2 TO 4, INCLUSIVE, AND WEST OF AND ADJOINING THAT PART OF LOT 1 LYING NORTH OF THE SOUTH LINE OF LOT 4 EXTENDED EAST TO THE WEST LINE OF SAID LOT 1, IN BLOCK 1 OF DAVID F. CURTIN'S SECOND ADDITION TO LINCOLNWOOD IN SECTION 11, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. AREA OF DESCRIBED PARCEL = 4,432 SQUARE FEET MORE OR LESS COMMONLY KNOWN AS: PUBLIC ALLEY LYING EAST OF 2229, 2235, 2245 CENTRAL PARK AVENUE, AND LYING WEST OF 2944 GRANT STREET, EVANSTON, ILLINOIS

and depicted in the attached Plat, incorporated into this Ordinance as Exhibit 1, is hereby vacated, inasmuch as the corporate authorities of the City of Evanston have determined that the public interest will be served by the aforesaid vacation, provided that said vacation shall be subject to the following terms and conditions:

1. Said vacation shall be subject to the usual easements for public utilities, including, but not limited to, such rights-of-way, license and easement rights to

~2~

such equipment as is presently installed and located on those portions of the public right-of-way hereby closed and the rights of ingress and egress for the maintenance, renewal and reconstruction thereof.

SECTION 3: That a certified copy of this Ordinance, together with a true and correct plat of said dedication, be recorded at the Office of the Recorder of Deeds in Cook County, Illinois.

SECTION 4: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

Approved:

Introduced: December 12, 2022

January 11, 2023

Adopted: January 9, 2023

Daniel Biss
Daniel Biss, Mayor

Attest:

Approved as to form:

Stephanie Mendoza
Stephanie Mendoza, City Clerk

Nicholas E. Cummings
Nicholas E. Cummings, Corporation Counsel

EXHIBIT 1

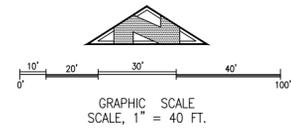
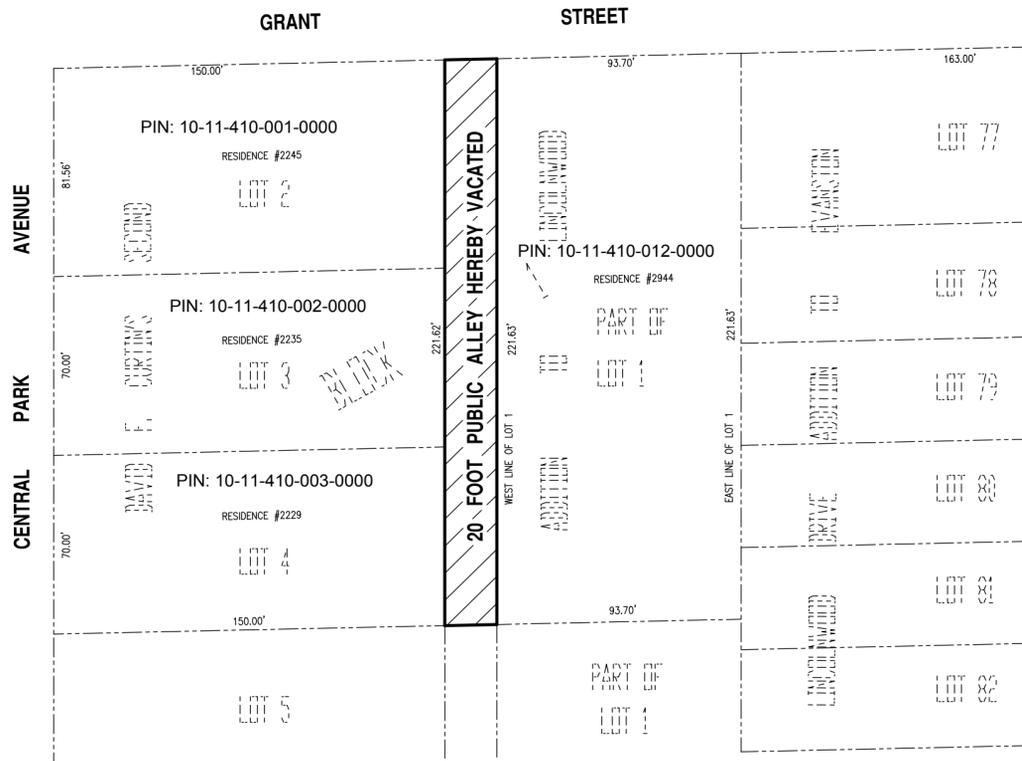
~4~

PLAT of VACATION

LEGAL DESCRIPTION:
ALL OF THE 20 FOOT WIDE ALLEY LYING EAST OF AND ADJOINING LOTS 2 TO 4, INCLUSIVE, AND WEST OF AND ADJOINING THAT PART OF LOT 1 LYING NORTH OF THE SOUTH LINE OF LOT 4 EXTENDED EAST TO THE WEST LINE OF SAID LOT 1, IN BLOCK 1 OF DAVID F. CURTIN'S SECOND ADDITION TO LINCOLNWOOD IN SECTION 11, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA OF DESCRIBED PARCEL = 4,432 SQUARE FEET MORE OR LESS

COMMONLY KNOWN AS:
PUBLIC ALLEY LYING EAST OF 2229, 2235, 2245 CENTRAL PARK AVENUE, AND LYING WEST OF 2944 GRANT STREET, EVANSTON, ILLINOIS.



NOTE:
THE CITY OF EVANSTON, AND THEIR ASSIGNS, RETAINS EASEMENT RIGHTS IN THE HEREIN DESCRIBED PROPERTY.

COUNTY CLERK CERTIFICATE:
STATE OF ILLINOIS
COUNTY OF COOK

I, _____, County Clerk of Cook County, Illinois, do hereby certify that I find no delinquent general taxes, unpaid current general taxes, delinquent special assessments or unpaid current special assessments due against the land included in the described property and shown on the plat hereon drawn.

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

Signed: _____
Cook County Clerk

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE:
STATE OF ILLINOIS
COUNTY OF COOK

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

Signed: _____
Director of Community Development

DIRECTOR OF PUBLIC WORKS CERTIFICATE:
STATE OF ILLINOIS
COUNTY OF COOK

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

Signed: _____
Director of Public Works

CITY COLLECTOR CERTIFICATE:
STATE OF ILLINOIS
COUNTY OF COOK

I, _____, Collector for the City of Evanston, Cook County, Illinois, do hereby certify that I find no delinquent general taxes, unpaid current general taxes, delinquent special assessments or unpaid current special assessments due against the land included in the plat hereon drawn.

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

Signed: _____
City Collector

CORPORATION COUNSEL CERTIFICATE:
STATE OF ILLINOIS
COUNTY OF COOK

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

Signed: _____
Corporation Counsel

CITY CLERK CERTIFICATE:
STATE OF ILLINOIS
COUNTY OF COOK

Approved by the Council of the City of Evanston, Illinois, at a meeting held on this ____ 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 ____.

Signed: _____
City Clerk of Evanston, Illinois

LAND SURVEYOR'S CERTIFICATE:
STATE OF ILLINOIS
COUNTY OF COOK

B. H. SUHR & COMPANY, INC., does hereby certify that it has prepared this Plat of Vacation from existing records, plats and plans.

Dated at Evanston, Illinois, this 25th day of August, A.D., 2022.

Signed: _____
RAYMOND R. HANSEN
Illinois Professional Land Surveyor No. 035-002542
License Expiration Date 11/30/22



B.H. SUHR & COMPANY, INC.	
SURVEYORS ESTABLISHED 1911	
450 SKOKIE BLVD. SUITE 105, NORTHBROOK, ILLINOIS, 60062	
TEL. (847) 864-6315 / FAX (847) 864-9341	
E-MAIL: SURVEYOR@BHSUHR.COM	
Professional Design Firm License No. 184.008027-0008	
LOCATION ALLEY EAST OF CENTRAL PARK, SOUTH OF GRANT	SURVEY DATE AUGUST 25, 2022
ORDER No. 22-113-ALLEY VAC-CURTIN'S 2ND ADD.	ORDERED BY CITY OF EVANSTON
	CHRIS VENATTA
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SUBMITTED BY AND RETURN PLAT TO:
CITY OF EVANSTON
DEPARTMENT OF PUBLIC WORKS
2100 RIDGE AVENUE
EVANSTON, ILLINOIS 60201

ALLEY VACATION-EXHIBIT I

REFERENCED TO PLAT OF VACATION
 "22-113-ALLEY VAC-CURTIN'S 2ND ADD."

LEGAL DESCRIPTION:
 THE WEST 6.50 FEET OF THE 20 FOOT WIDE ALLEY LYING EAST OF AND ADJOINING LOT 2 AND LYING NORTH OF THE SOUTH LINE OF SAID LOT 2 EXTENDED EAST TO THE EAST LINE OF SAID WEST 6.50 FEET OF ALLEY, IN BLOCK 1 OF DAVID F. CURTIN'S SECOND ADDITION TO LINCOLNWOOD IN SECTION 11, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA OF DESCRIBED PARCEL = 531 SQUARE FEET MORE OR LESS

COMMONLY KNOWN AS:
PUBLIC ALLEY LYING EAST OF 2245 CENTRAL PARK AVENUE, EVANSTON, ILLINOIS.

LAND SURVEYOR'S CERTIFICATE:
 STATE OF ILLINOIS
 COUNTY OF COOK

B. H. SUHR & COMPANY, INC., does hereby certify that it has prepared this Exhibit from existing records, plats and plans.

Dated at Evanston, Illinois, this 25th day of August, A.D., 2022.

Signed:



RAYMOND R. HANSEN
 Illinois Professional Land Surveyor No. 035-002542
 License Expiration Date 11/30/22



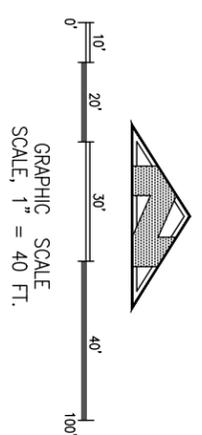
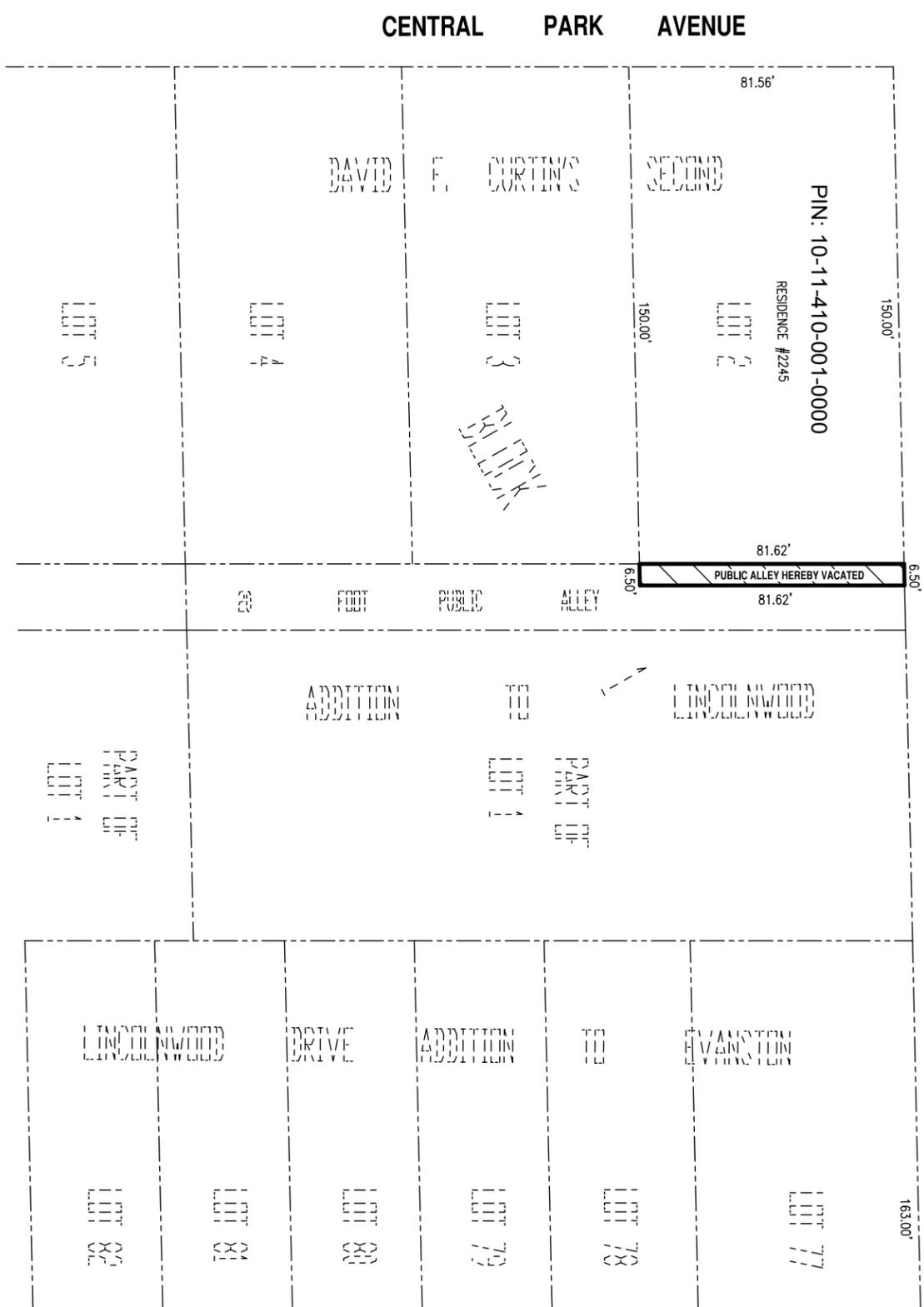
B.H. SUHR & COMPANY, INC.
 SURVEYORS ESTABLISHED 1911
 450 SKOKIE BLVD., SUITE 105, NORTHBROOK, ILLINOIS, 60062
 TEL. (847) 864-6315 / FAX (847) 864-9341
 E-MAIL: SURVEYOR@BHSUHR.COM

Professional Design Firm License No. 184.008027-0008

LOCATION 2245 CENTRAL PARK SURVEY DATE AUGUST 25 20 22

ORDER No. 22-113-ALLEY VAC-EXHIBIT I ORDERED BY: CITY OF EVANSTON - CHRIS VENATTA

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ALLEY VACATION-EXHIBIT J

REFERENCED TO PLAT OF VACATION
 "22-113-ALLEY VAC-CURTIN'S 2ND ADD."

LEGAL DESCRIPTION:
 THE WEST 6.50 FEET OF THE 20 FOOT WIDE ALLEY LYING EAST OF AND ADJOINING
 LOT 3 AND LYING BETWEEN THE NORTH AND SOUTH LINES OF SAID LOT 3
 EXTENDED EAST TO THE EAST LINE OF SAID WEST 6.50 FEET OF ALLEY, IN BLOCK 1
 OF DAVID F. CURTIN'S SECOND ADDITION TO LINCOLNWOOD IN SECTION 11,
 TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
 COUNTY, ILLINOIS.

AREA OF DESCRIBED PARCEL = 455 SQUARE FEET MORE OR LESS

COMMONLY KNOWN AS:
**PUBLIC ALLEY LYING EAST OF 2235 CENTRAL PARK
 AVENUE, EVANSTON, ILLINOIS.**

LAND SURVEYOR'S CERTIFICATE:

STATE OF ILLINOIS
 COUNTY OF COOK

B. H. SUHR & COMPANY, INC., does hereby certify that it has
 prepared this Exhibit from existing records, plats and plans.

Dated at Evanston, Illinois, this 25th day of August, A.D., 2022.

Signed:



RAYMOND R. HANSEN
 Illinois Professional Land Surveyor No. 035-002542
 License Expiration Date 11/30/22



B.H. SUHR & COMPANY, INC.

SURVEYORS ESTABLISHED 1911

450 SKOKIE BLVD., SUITE 105, NORTHBROOK, ILLINOIS, 60062

TEL. (847) 864-6315 / FAX (847) 864-9341

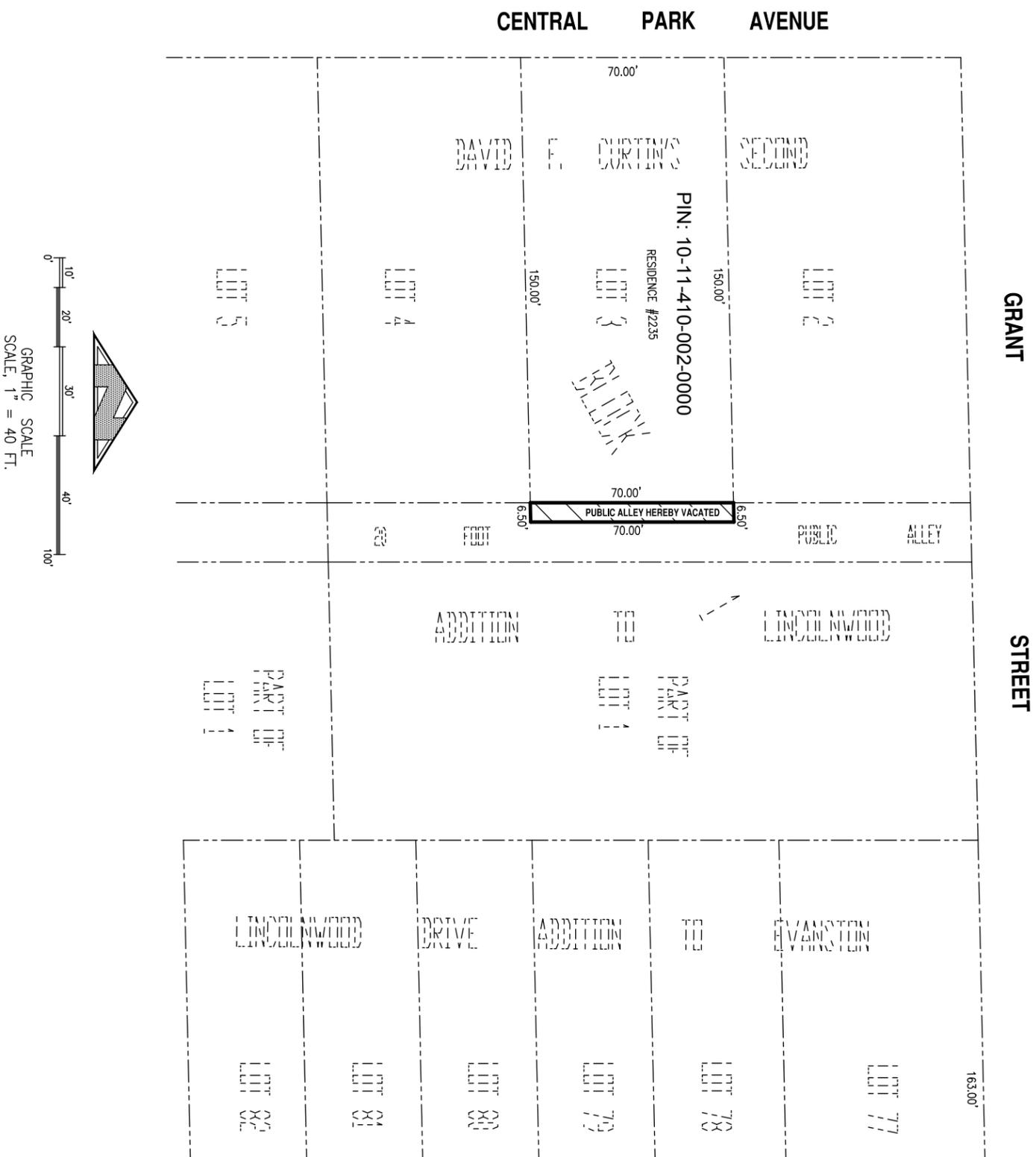
E-MAIL: SURVEYOR@BHSUHR.COM

Professional Design
 Firm License No.
 184.008027-0008

LOCATION 2235 CENTRAL PARK SURVEY DATE AUGUST 25 20 22

ORDER No. 22-113-ALLEY VAC-EXHIBIT J ORDERED BY: CITY OF EVANSTON - CHRIS VENATTA

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ALLEY VACATION-EXHIBIT 1

REFERENCED TO PLAT OF VACATION
 "22-113-ALLEY VAC-CURTIN'S 2ND ADD."

LEGAL DESCRIPTION:
 THE EAST 13.50 FEET OF THE 20 FOOT WIDE ALLEY LYING WEST OF AND ADJOINING THAT PART OF LOT 1 LYING NORTH OF THE SOUTH LINE OF LOT 4 EXTENDED EAST TO THE WEST LINE OF SAID LOT 1, IN BLOCK 1 OF DAVID F. CURTIN'S SECOND ADDITION TO LINCOLNWOOD IN SECTION 11, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA OF DESCRIBED PARCEL = 2,992 SQUARE FEET MORE OR LESS

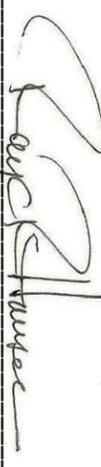
COMMONLY KNOWN AS:
**PUBLIC ALLEY LYING WEST OF 2944 GRANT STREET,
 EVANSTON, ILLINOIS.**

LAND SURVEYOR'S CERTIFICATE:
 STATE OF ILLINOIS
 COUNTY OF COOK

B. H. SUHR & COMPANY, INC., does hereby certify that it has prepared this Exhibit from existing records, plats and plans.

Dated at Evanston, Illinois, this 25th day of August, A.D., 2022.

Signed:



RAYMOND R. HANSEN
 Illinois Professional Land Surveyor No. 035-002542
 License Expiration Date 11/30/22



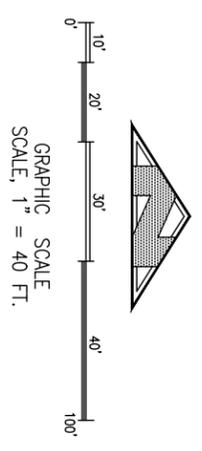
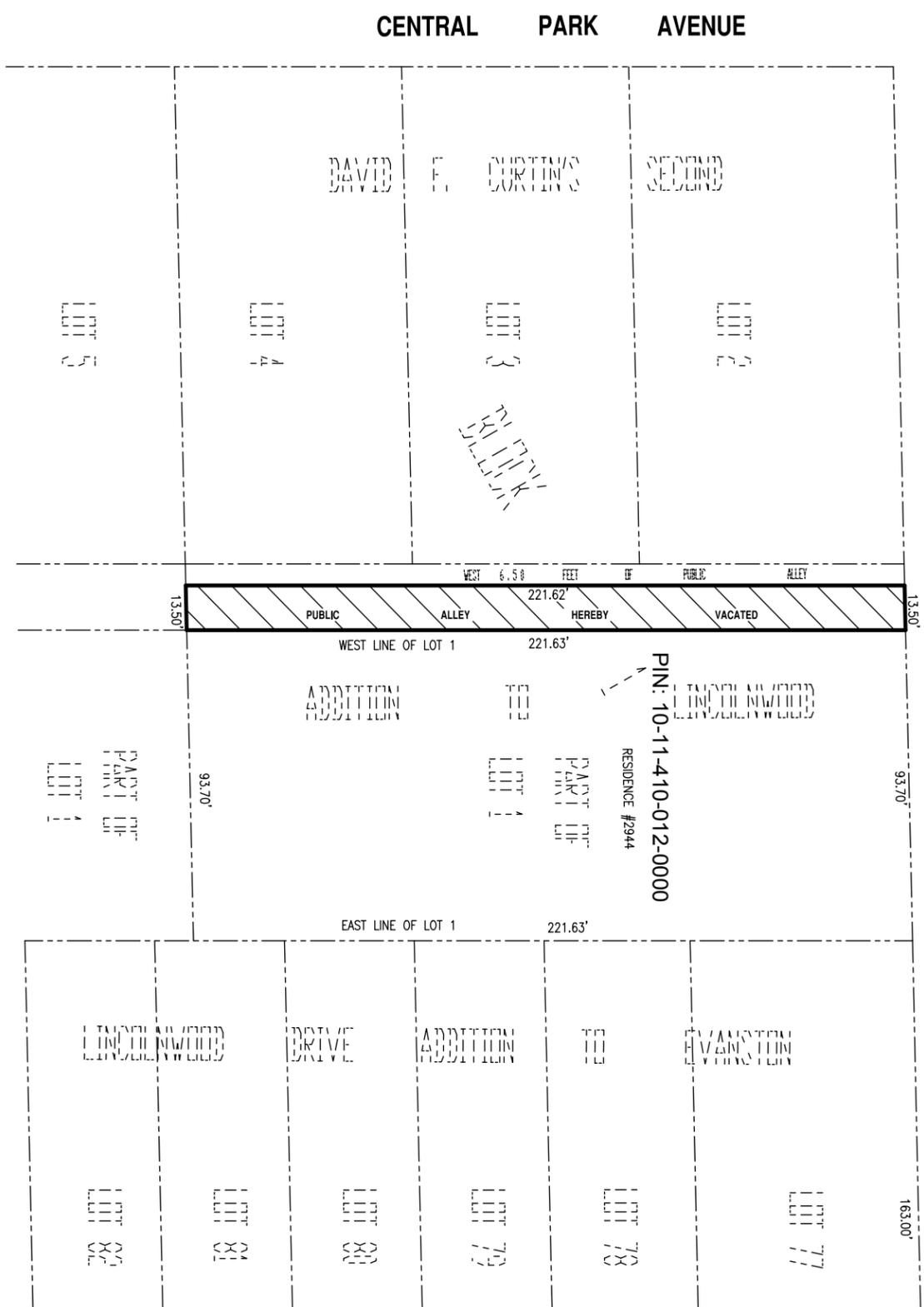
B.H. SUHR & COMPANY, INC.
 SURVEYORS ESTABLISHED 1911
 450 SKOKIE BLVD., SUITE 105, NORTHBROOK, ILLINOIS, 60062
 TEL. (847) 864-6315 / FAX (847) 864-9341
 E-MAIL: SURVEYOR@BHSUHR.COM

Professional Design Firm License No. 184.008027-0008

LOCATION 2944 GRANT STREET SURVEY DATE: AUGUST 25 20 22

ORDER No. 22-113-ALLEY VAC-EXHIBIT 1 ORDERED BY: CITY OF EVANSTON - CHRIS VENATTA

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93-O-21

AN ORDINANCE

**Authorizing the City Manager to Negotiate the Sale
Of City-Owned Real Property Located East of Central Park Avenue,
Between Grant Street and Payne Street**

**NOW BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
EVANSTON, COOK COUNTY, ILLINOIS, THAT:**

SECTION 1: The City Manager, or her authorized designee, is hereby authorized and directed to negotiate the sale of City-owned real property displayed and highlighted in Exhibit A attached hereto and incorporated herein by reference.

SECTION 2: The real estate subject to the sale is a City-owned alley located east of Central Park Avenue, between Grant Street and Payne Street in Evanston, Illinois (the "Subject Property").

SECTION 3: Pursuant to Subsection 1-17-4-2(B) of the Evanston City Code of 2012, as amended (the "City Code"), an affirmative vote of two-thirds ($\frac{2}{3}$) of the elected Councilmembers is required to accept the recommendation of the City Manager on the negotiation authorized herein. The City reserves the right to reject any and all negotiations.

SECTION 4: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5: This ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

SECTION 6: If any provision of this Ordinance or application thereof to any person or circumstance is held unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid application or provision, and each invalid application of this Ordinance is severable.

SECTION 7: The findings and recitals contained herein are declared to be prima facie evidence of the law of the City and shall be received in evidence as provided by the Illinois Compiled Statutes and the courts of the State of Illinois.

Introduced: September 9, 2021

Approved:

Adopted: October 11, 2021

10/15, 2021

Daniel Biss

Daniel Biss, Mayor

Attest:

Approved as to form:

Stephanie Mendoza

Stephanie Mendoza, City Clerk

Nicholas E. Cummings

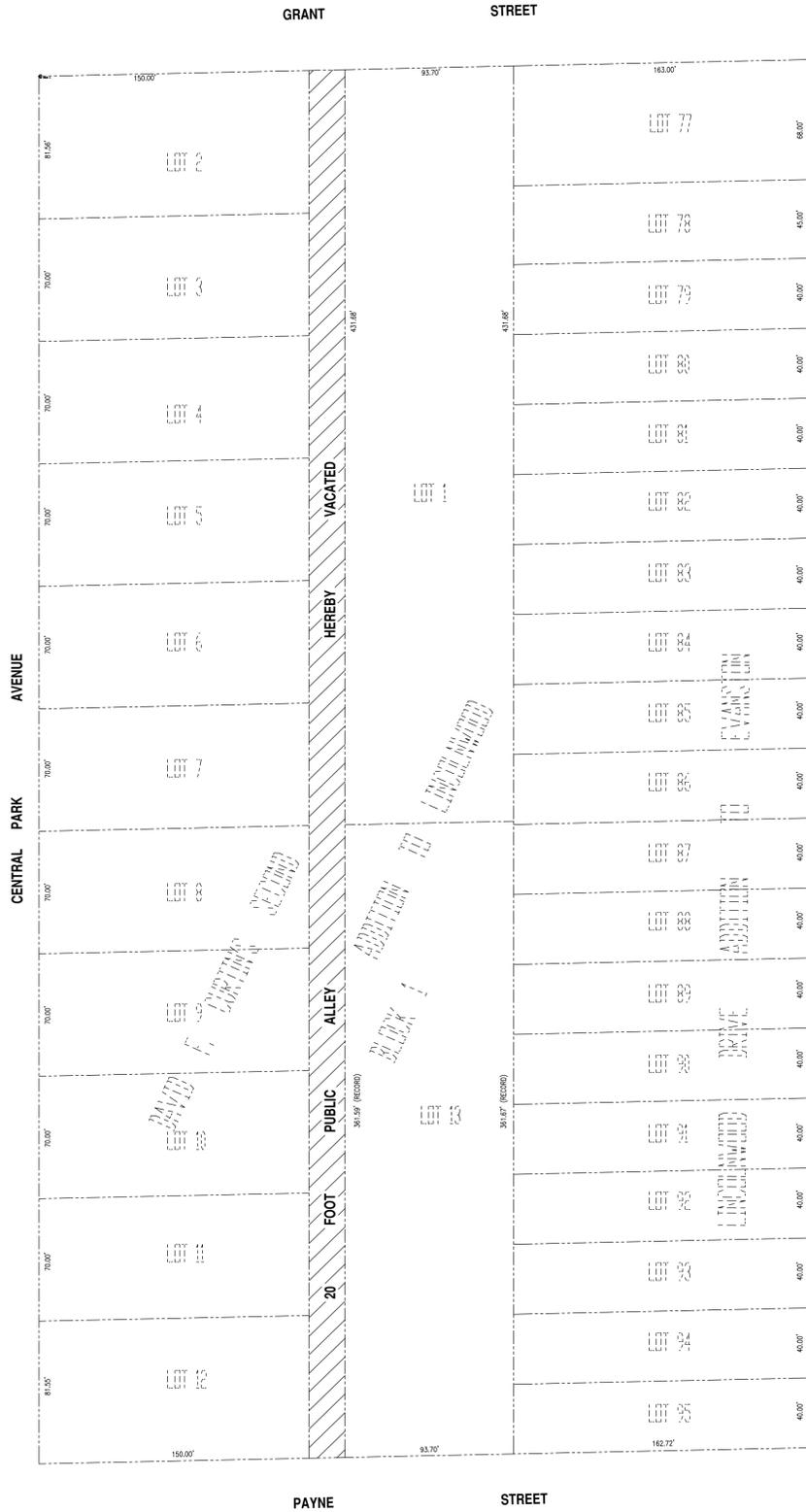
Nicholas E. Cummings, Corporation Counsel

EXHIBIT A
MAP OF CITY-OWNED REAL PROPERTY

PLAT of VACATION

LEGAL DESCRIPTION:
ALL OF THE 20 FOOT WIDE ALLEY LYING IN BLOCK 1 OF DAVID F. CURTIN'S SECOND ADDITION TO LINCOLNWOOD IN SECTION 11, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING THE COMPLETE ALLEY LYING EAST OF LOTS 2 TO 12 AND WEST OF LOTS 1 AND 13 IN SAID BLOCK 1, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: **PUBLIC ALLEY LYING EAST OF CENTRAL PARK AVENUE BETWEEN GRANT STREET AND PAYNE STREET, EVANSTON, ILLINOIS.**



NOTE:
THE CITY OF EVANSTON, AND THEIR ASSIGNS, RETAINS EASEMENT RIGHTS IN THE HEREIN DESCRIBED PROPERTY.

COUNTY CLERK CERTIFICATE:
STATE OF ILLINOIS
COUNTY OF COOK

I, _____, County Clerk of Cook County, Illinois, do hereby certify that I find no delinquent general taxes, unpaid current general taxes, delinquent special assessments or unpaid current special assessments due against the land included in the described property and shown on the plat hereon drawn.

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

Signed: _____
Cook County Clerk

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE:
STATE OF ILLINOIS
COUNTY OF COOK

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

Signed: _____
Director of Community Development

DIRECTOR OF PUBLIC WORKS CERTIFICATE:
STATE OF ILLINOIS
COUNTY OF COOK

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

Signed: _____
Director of Public Works

CITY COLLECTOR CERTIFICATE:
STATE OF ILLINOIS
COUNTY OF COOK

I, _____, Collector for the City of Evanston, Cook County, Illinois, do hereby certify that I find no delinquent general taxes, unpaid current general taxes, delinquent special assessments or unpaid current special assessments due against the land included in the plat hereon drawn.

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

Signed: _____
City Collector

CORPORATION COUNSEL CERTIFICATE:
STATE OF ILLINOIS
COUNTY OF COOK

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

Signed: _____
Corporation Counsel

CITY CLERK CERTIFICATE:
STATE OF ILLINOIS
COUNTY OF COOK

Approved by the Council of the City of Evanston, Illinois, at a meeting held on this ____ 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 ____.

Signed: _____
City Clerk of Evanston, Illinois

LAND SURVEYOR'S CERTIFICATE:
STATE OF ILLINOIS
COUNTY OF COOK

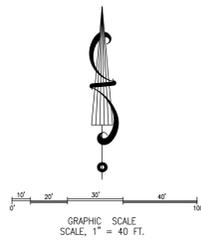
B. H. SUHR & COMPANY, INC., does hereby certify that it has prepared this Plat of Vacation from existing records, plats and plans.

Dated at Evanston, Illinois, this 23rd day of April, A.D., 2021.

Signed: **PRELIMINARY 4-23-21**

RAYMOND R. HANSEN
Illinois Professional Land Surveyor No. 035-002542
License Expiration Date 11/30/22

PRELIMINARY 4-23-21



B.H. SUHR & COMPANY, INC.	
SURVEYORS ESTABLISHED 1911 450 SKOKIE BLVD, SUITE 105, NORTHBROOK, ILLINOIS, 60062 TEL.: (847) 964-4315 / FAX (847) 964-9341 E-MAIL: SURVEYOR@BHSUHR.COM	Professional Design Firm License No. 184.008027-0008
LOCATION GRANT, LINCOLNWOOD, PAYNE, CENTRAL PARK	SURVEY DATE APRIL 21 20 21
ORDER No. 21-046-ALLEY VAC-CURTIN'S 2ND ADD.	ORDERED BY CITY OF EVANSTON
	CHRIS VENATTA
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SUBMITTED BY AND RETURN PLAT TO:
CITY OF EVANSTON
DEPARTMENT OF PUBLIC WORKS
2100 RIDGE AVENUE
EVANSTON, ILLINOIS 60204

SUMMARY OF SALIENT FACTS

Property Address: Public Alley between 2949 and 2963 Payne Street,
Evanston, Illinois 60201

Property Type: Public alley

Lot Size: 15,865.40 square feet (0.364 gross acres)

Zoning: R1, Single Family District

Property Description: A 15,865.40 square foot (0.364 gross acre) rectangular shaped interior through site. The site is long and narrow with 20' of frontage on each the North side of Payne Street and the South side of Grant Street and an even depth of 793.27'. It is a public alley owned by the City of Evanston.

Highest and Best Use: Sell and assemble sections of the site to the neighboring property owners.

Date of Inspection & Valuation: October 29, 2021

Interest Appraised: Fee simple interest.

Hypothetical Condition & Extraordinary Assumptions: None.

OPINION OF MARKET VALUE – AS IS –

AS OF OCTOBER 29, 2021

FOUR DOLLARS AND FIFTY CENTS PER SQUARE FOOT

(\$4.50/sf)

Although the purpose of this appraisal is not to develop an opinion of market value of the entire property, the opinion of the price per square foot applied to the entire property equates to a market value for the entire property of:

SEVENTY-ONE THOUSAND DOLLARS

(\$71,000)