STAFF REPORT 2019-45P: Alley Vacation
Community Development Department
Council Chambers, 7:30 PM, January 2, 2020

To: Paul Luke, Chairman, Skokie Plan Commission
From: Mike Voitik, Associate Planner
Re: 2019-45P: Alley Vacation
Alley vacation bounded by Golf Road, Leamington Avenue, Foster Street, and Laramie Avenue

General Information

| Location       | Unimproved alley, as follows: The east-west alley in an area bounded by Golf Road on the north, Leamington Avenue on the east, Foster Street on the south, and Laramie Avenue on the west. |
| Purpose        | To vacate approximately 262.23 linear feet of unimproved public alley. |
| Petitioner     | Village of Skokie |
| Size of Site   | The alley is approximately 262.23 feet in length and 16 feet in width. The total area of the alley is approximately 0.096 acres (4,195.68 S.F.). |
| Existing Zoning & Land Use | R2 Single-Family – unimproved public alley |
| Adjacent Zoning & Land Use | North | B2 Commercial – vacant office building
                                      B3 Business – automotive repair facility |
                                      South | R2 Single-Family – detached residences |
                                      East | R2 Single Family – detached residences |
                                      West | M2 Light Industry – overhead electric utility lines |
| Comprehensive Plan | The alley is designated as single family detached residential |

PETITIONER’S SUBMITTAL

The Village is requesting the vacation of the east-west alley in an area bounded by Golf Road on the north, Leamington Avenue on the east, Foster Street on the south, and Laramie Avenue on the west. The alley is unimproved and contains grass, trees, and fencing. A shed belonging to the residence at 9545 Laramie Avenue is present within the alley to the north of the northeast corner of the property. Both the east and west ends of the alley are being utilized for parking, albeit on unapproved surfaces.
The Community Development Department is continuing to implement its alley vacation program which vacates unopened and unimproved residential alleys in the Village that are unnecessary for Village transportation and access needs. In the past, property owners were required to petition the Village to vacate an alley and pay all associated costs involved in the process. In some instances, where the land from the alley increased the street frontage of a lot or its development potential, residents were required to pay for the alleys. The alley proposed to be vacated in this case does not fall under this category.

**STAFF ANALYSIS**

*Comments*

All pertinent departments and divisions were offered an opportunity to comment on this case. Other than the Forestry, Engineering, and Planning Division comments below, all others did not respond or approved the request without comment.

**Forestry Division**

The Forestry Division approves the granting of the requested alley vacation. Several trees will need to be removed or pruned by the Village prior to the recording of the plat of vacation.

**Engineering Division**

The Engineering Division approves the granting of the requested alley vacation. Public Works will remove the existing alley returns at Leamington Avenue and Laramie Avenue and will install new sidewalk, sod, raised curb, and gutter in their place.

**Planning Division**

The Planning Division staff supports the proposed alley vacation. There are many similar unopened and unused alleys within the Village. Although they are still Village property and may contain utilities, the Village has no intent to open or pave the alleys. Thus, the Village requests to vacate these alleys and return the property to the adjacent property owners. In this instance, the vacation of the alley will also increase the expansion or redevelopment potential of the properties at 5135 and 5147 Golf Road because the north half of the alley is currently zoned for commercial uses.

The existing shed at 9545 Laramie Avenue is permitted to remain within the vacated alley but cannot be expanded or rebuilt. Upon vacation of the alley, the shed will be partially located within the property at 5147 Golf Road. The shed must be removed from the 5147 Golf Road property if so requested by the owner of that property. Any new shed must be constructed outside of the vacated alley to allow for unobstructed access to the overhead utilities.
Easements shall be reserved for all Village and Village franchised public utilities in the entire area to be vacated.

Once the alley is vacated, the adjacent property owners will be sent a copy of the Plat of Vacation. The adjacent property owners may use the additional land as they would any other part of their property, with the exception that structures other than fences may not be constructed in the easement area, and this space must always be maintained for unobstructed drainage.

The alley is listed as part of group number 90 in the Comprehensive Plan as a potential vacation site.

**STAFF RECOMMENDATIONS**

Staff recommends that the proposed alley vacation be **GRANTED** subject to the following conditions:

1. The property shall be vacated pursuant to the Plat of Vacation <insert date of final approved plat>, and as may be further revised with the approval of the Village Manager, or designee, and Corporation Counsel.

2. Easements shall be reserved for all Village and Village franchised public utilities over the entire area to be vacated.

3. The existing shed at 9545 Laramie Avenue is permitted to remain within the vacated alley but cannot be expanded or rebuilt and must be removed from the 5147 Golf Road property if so requested by the owner of that property. Any new shed must be constructed outside of the vacated alley to allow for unobstructed access to the overhead utilities.

**ATTACHMENTS**

1. Site Photos
2. Plat of Vacation, dated December 18, 2019
3. Land Use and Zoning Map
2019-45P: Looking east from Laramie Avenue

2019-45P: Looking west from Leamington Avenue
PLAT OF VACATION
SAMBORSKI, MATTIS, INC.
LAND SURVEYORS
4332 OAKTON STREET SKOKIE, ILLINOIS 60076

THIS PLAT IS TO BE RECORDED BY THE VILLAGE OF SKOKIE, ILLINOIS FOR THE UNDERSIGNED.
UPON RECORDER RETURN THIS PLAT TO;
CORPORATION COUNCIL
VILLAGE OF SKOKIE
5127 OAKTON STREET
SKOKIE, ILLINOIS 60077

PROPERTY INDEX NUMBER AFFECTED
10-16-200-006-0000 10-16-200-006-0000
10-16-200-006-0000 10-16-200-006-0000
10-16-200-006-0000 10-16-200-006-0000

STATE OF ILLINOIS
COUNTY OF COOK 145

APPROVED BY THE DIRECTOR OF ENGINEERING OF THE VILLAGE OF SKOKIE, COOK COUNTY, ILLINOIS.
DATED THIS ___ DAY OF ___________ A.D. 20__

DIRECTOR OF ENGINEERING

STATE OF ILLINOIS
COUNTY OF COOK 145

APPROVED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF SKOKIE, COOK COUNTY, ILLINOIS.
DATED THIS ___ DAY OF ___________ A.D. 20__

ATTERT: ________________

STATE OF ILLINOIS
COUNTY OF COOK 145

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF SKOKIE, COOK COUNTY, ILLINOIS.
DATED THIS ___ DAY OF ___________ A.D. 20__

SIGNATURE ________________

BASEMENT PROVISIONS
A UTILITY EASEMENT SHALL BE AND IS HEREBY RESERVED FOR, AND GRANTED TO, THE VILLAGE OF SKOKIE (HEREINAFTER THE "VILLAGE") AND EVERY VILLAGE-FRANCHISED PUBLIC UTILITY ENTITY (HEREINAFTER A "UTILITY") ON, UNDER, AND OVER THE VACATED EASEMENTS. THE EASEMENTS ARE FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, RELOCATION, RENEWAL, OR REMOVAL OF ALL STRUCTURES, FACILITIES, AND EQUIPMENT OF THE VILLAGE OR UTILITY.


OTHER THAN FENCES, NO BUILDINGS, STRUCTURES, TREES, OR OTHER OBSTRUCTIONS SHALL BE CONSTRUCTED, ERECTED, OR PLACED IN, UNDER, OR OVER THE VACATED EASEMENTS. ANY AND ALL STRUCTURES AND IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, FENCES, TREES, OR LANDSCAPING EXISTING, BUILT OR PLACED IN, UNDER, OR OVER THE VACATED EASEMENT ARE DONE SO AT THE OWNERS OF THE VACATED EASEMENT OWN RISK, AND ANY LIABILITY FOR THE EASEMENTS SHALL NOT INTERFERE WITH DRAINAGE OR THE STRUCTURE, FACILITY OR EQUIPMENT OF A UTILITY.

THE VILLAGE AND UTILITY SHALL HAVE THE RIGHT TO ENTER UPON THE VACATED EASEMENTS TO INSTALL, CONSTRUCT, MAINTAIN, REPAIR, REPLACE, RELOCATE, OPERATE, OR REMOVE, OR ENGAGE IN THE MAINTENANCE OF ANY STRUCTURE, FACILITY OR EQUIPMENT OF ANY UTILITY, OR THE DRAINAGE CONDITIONS OF THE VACATED EASEMENTS. ANY AND ALL EASEMENTS, INCLUDING, BUT NOT LIMITED TO, FENCES, TREES, OR LANDSCAPING, IN, UNDER, OR OVER THE VACATED EASEMENTS, MAY BE ENTERED UPON, FOR ANY USE, WITHOUT THE CONSENT OR PERMISSION OF THE OWNERS OF THE VACATED EASEMENTS.

GIVEN UNDER MY HAND AND SEAL AT SKOKIE, ILLINOIS THIS ___ day of October A.D. 20__.