

# STAFF REPORT

# 2021-16P: Alley Vacation

Community Development Department

Council Chambers, 7:30 PM, May 6, 2021

To: Paul Luke, Chairman, Skokie Plan Commission

From: Steve Marciani, AICP, Planning Supervisor

Related Cases – 2021-15P: Map Amendment  
2021-17P: Special Use Permit – Drive-through facility  
2001-39P: Special Use Permit – Drive-through facility

General Information		
<i>Location</i>	Alley adjacent to 7800 Lincoln Avenue	
<i>Purpose</i>	To vacate of the whole alley between 5050 Mulford Street and 7800 Lincoln Avenue	
<i>Petitioner</i>	Wintrust Bank N.A./North Shore Community Bank & Trust	
<i>Size of Site</i>	The alley's dimensions are approximately 135' on the northwest, 116' on the southeast, and 16' wide. The area of the alley is approximately 2,008 ft <sup>2</sup> .	
<i>Existing Zoning &amp; Land Use</i>	NX Neighborhood Mixed-use – public alley R2 Single-Family – public alley	
<i>Adjacent Zoning &amp; Land Use</i>	North	R2 Single-Family – detached residences NX Neighborhood Mixed-Use – office building
	South	R2 Single-Family – detached residences
	East	NX Neighborhood Mixed-use – vacant Lot (2021-15P)
	West	NX Neighborhood Mixed-use – bank with a drive-through facility
<i>Comprehensive Plan</i>	The site is designated as neighborhood mixed-use in Sector A.	

## PETITIONER'S SUBMITTAL

The applicants are requesting the vacation an improved alley between 5050 Mulford Street and 7800 Lincoln Avenue in an NX Neighborhood Commercial district. Since the previously adjoining house was demolished in 2020, there is no direct access to any building or facility from the alley.

The vacated alley area is proposed to become incorporated into a private commercial parking lot in the special use case 2021-17P.

## **STAFF ANALYSIS**

### *Comments*

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

### Civil Engineering Division

No public easement will be retained for utilities, as the sewer under the alley will become part of the private drainage system for the parking lot.

### Planning Division

The Planning Division supports the proposed alley vacation. The alley no longer serves any public purpose, and the vacation allows for expanded parking for the adjacent bank.

Once the alley is vacated, the petitioner will be sent a copy of the Plat of Vacation and may use the additional land as they would any other part of their property, in compliance with the special use permit in 2021-17P.

## **STAFF RECOMMENDATIONS**

Staff recommends that the petitioner's request to vacate the alley between 5050 Mulford Street and 7800 Lincoln Avenue in an NX Neighborhood Commercial district be **GRANTED** subject to conditions listed below.

## **RECOMMENDED VACATION CONDITIONS**

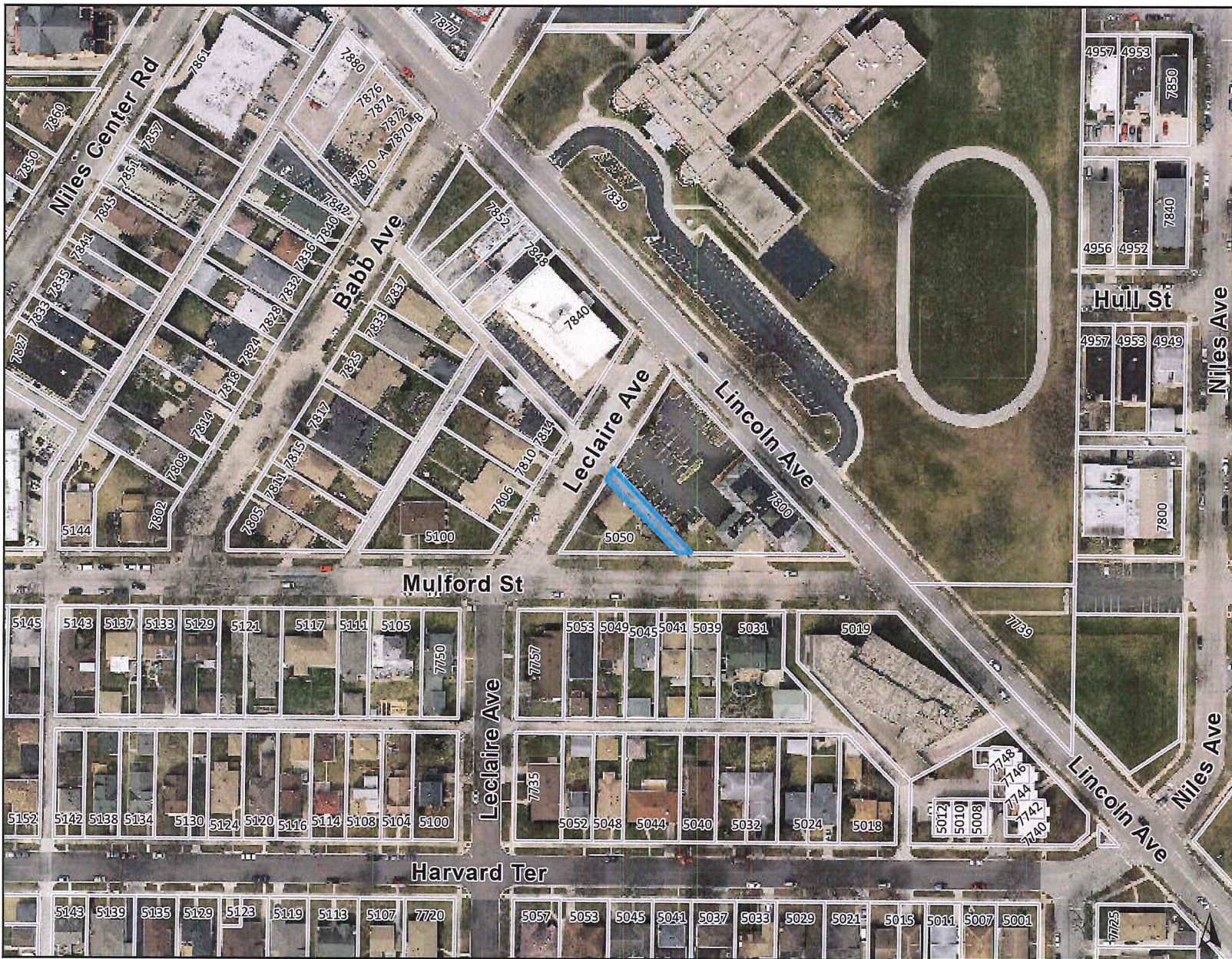
1. Prior to the hearing of this case before the Board of Trustees, the petitioner shall submit to the Village a Mylar copy Plat of Vacation for the alley.
2. The property shall be vacated pursuant to the Plat of Vacation <insert date of final approved plat>, and as may be further revised with the approval of the Village Manager, or designee, and Corporation Counsel.
3. Prior to the passage of the ordinance by the Board of Trustees, the applicant will remit to the Village the value of the vacation.
4. Upon the passage of the ordinance by the Board of Trustees, the Mylar of the Plat of Vacation shall be submitted to the Village with all signatures other than Village staff or elected officials.
5. Easements shall be reserved for all Village and Village franchised public utilities over the entire area to be vacated.
6. Property owners shall not alter the grade or change the drainage pattern in the easement area without a permit from the Engineering Division.

7. Other than a fence, no structures or trees shall be constructed or planted within the easement area.
8. The vacation shall be effective upon the recording of a Plat of Vacation by the Village in the Office of the Recorder of Deeds of Cook County, Illinois.

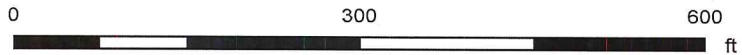
**ATTACHMENTS**

1. Alley adjacent to 7800 Lincoln Avenue

# GIS Consortium | Plan Commission Case 2021-16P - Alley Adjacent to 7800 Lincoln



**Legend**



Print Date: 4/8/2021

**Notes**

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.