

**STAFF REPORT****2019-16P: Street Vacation**

Community Development Department

Council Chambers, 7:30 PM, June 20, 2019

To: Paul Luke, Chairman, Skokie Plan Commission  
 From: Mike Voitik, Associate Planner  
 Re: **2019-16P: Street Vacation**  
 Lewis Terrace

<b>General Information</b>	
<i>Location</i>	Unimproved street, as follows:  Lewis Terrace south of and adjacent to 9231 Kedvale Avenue
<i>Purpose</i>	To vacate an unimproved public street.
<i>Petitioner</i>	Gregory C. Wyler
<i>Size of Site</i>	The street's dimensions are approximately 115.00 feet on the north, 33.00 feet on the east, 139.00 feet on the south, and 40.92 feet on the west. The area of the street is approximately 4,192.78 square feet (0.096 acres).
<i>Existing Zoning &amp; Land Use</i>	R1 Single-Family – unimproved public right-of-way containing grass and a utility pole
<i>Adjacent Zoning &amp; Land Use</i>	North   R1 Single-Family – detached residences
	South   R1 Single-Family – detached residences
	East   R1 Single-Family – detached residences
	West   R1 Single-Family – detached residences, unimproved right-of-way functioning as a shared driveway for 9226 and 9234 Kedvale Avenue
<i>Comprehensive Plan</i>	The site is designated as single family detached residential

**PETITIONER'S SUBMITTAL**

The petitioner is requesting the vacation of Lewis Terrace south of and adjacent to 9231 Kedvale Avenue in an R1 Single-Family district. At the present time, the street is unimproved and contains grass and a utility pole. No underground utilities run within the subject site. The petitioner maintains the subject site as a side yard and desires to vacate the street in order to reserve it for the future possibility of expanding his residence. This portion of Lewis Terrace is identified in Chapter 5 of the Village's Comprehensive Plan as being a potential street to be vacated.

## STAFF ANALYSIS

### *Comments*

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

#### Planning Division

The Planning Division staff supports the proposed street vacation because it removes the Village's liability of owning the land. The existing right-of-way is not used for transportation or utility purposes and is better suited for residential use. The petitioner has notified all adjacent property owners and received no objections to having the subject site vacated in its entirety to the petitioner. A 33'-wide by 39'-long section of Lewis Terrace (formerly known as Clark Street) was vacated immediately to the east of the subject site in 1981 (case 79-47P) and added to the residential property at 9232 Karlov Avenue in order to square-off the lot.

A triangular-shaped easement for public utilities will be established at the east end of the subject site in order to allow for continued access to the overhead utility lines that run through the east side of the subject site.

## STAFF RECOMMENDATIONS

Staff recommends that the petitioner's request to vacate of Lewis Terrace south of and adjacent to 9231 Kedvale Avenue in an R1 Single-Family district be **GRANTED** subject to conditions listed below.

## RECOMMENDED VACATION CONDITIONS

1. The property shall be vacated pursuant to the Plat of Vacation dated <date to be determined>, and as may be further revised with the approval of the Village Manager, or designee, and Corporation Counsel.
2. 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.
3. 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

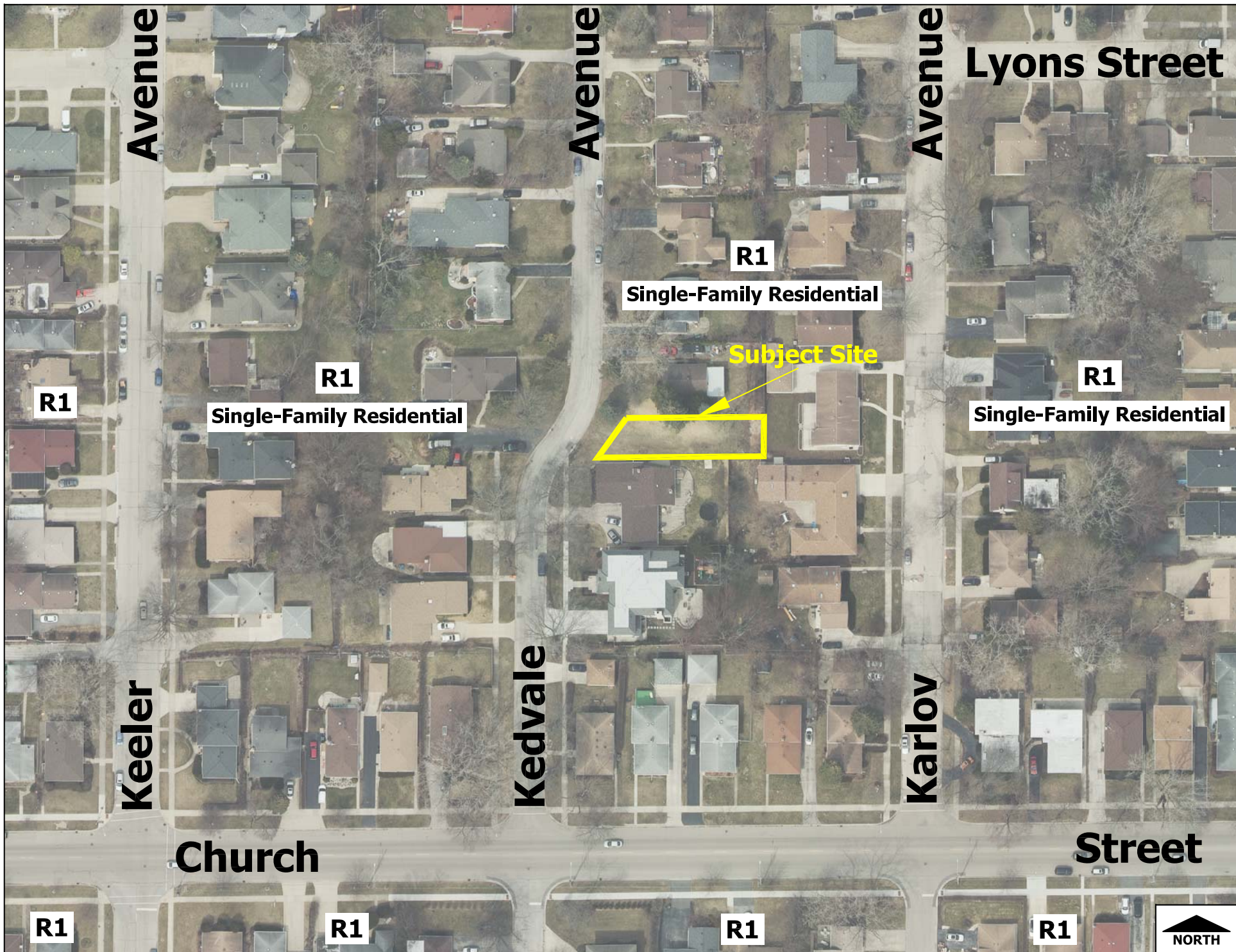
1. Site Photos
2. Plat of Vacation, dated June 5, 2019
3. Land Use and Zoning Map



2019-16P: Looking east from Kedvale Avenue



2019-16P: Looking west toward Kedvale Avenue



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