To: Paul Luke, Chairman, Skokie Plan Commission
From: Mike Voitik, Associate Planner
Re: **2020-09P: Street Vacation**
Lawndale Avenue

Related Case – 2020-10P: Subdivision

### General Information

| Location | Unimproved street, as follows: Lawndale Avenue north of Dempster Street and south of a line drawn 2.00 feet south of and parallel to the south line of the east-west alley north of Dempster Street. |
| Purpose | To vacate an unimproved public street. |
| Petitioner | Village of Skokie |
| Size of Site | The street’s dimensions are approximately 66.00 feet on the north, 115.75 feet on the east, 66.00 feet on the south, and 115.73 feet on the west. The area of the street is approximately 7,638.84 square feet (0.175 acres). |
| Existing Zoning & Land Use | B2 Commercial – public parking lot |
| Adjacent Zoning & Land Use | North R1 Single-Family – detached residences |
| | South B2 Commercial – vacant storefront, wedding planning service, massage therapy |
| | East B2 Commercial – public parking lot |
| | West B2 Commercial – dry-cleaning and laundry establishment; vacant storefronts; butcher shop; beauty parlor, other technical, trade, and specialty school; insurance agency |
| Comprehensive Plan | The site is designated as retail/service employment. |

### PETITIONER’S SUBMITTAL

The Village of Skokie is requesting the vacation of an unimproved portion of Lawndale Avenue north of Dempster Street and south of the east-west alley in a B2 Commercial district. The street is not a public thoroughfare and functions as an extension of a public parking lot to the east. The subject site contains an asphalt-paved parking lot,
curbing, light poles, a public sidewalk, landscaping, a tree, and a wood fence. Above-ground electrical utility equipment is present at the north end of the subject site. A catch basin and a portion of a 10” combined sewer main exist within the north end of the subject site as well.

The Village desires to vacate the street in order to combine it with the remainder of the public parking lot as a new lot of a 2-lot subdivision in corresponding case 2020-10P. This portion of Lawndale Avenue 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 Civil Engineering and Planning Division comments below, all others did not respond or approved the request without comment.

**Civil Engineering Division**

An easement for public utilities shall be established across the entire extent of the subject site in order to provide continued access to the above- and underground utility lines that run through the subject site.

**Planning Division**

The Planning Division staff supports the proposed street vacation. Vacating the street and combining it with the land to the east will create a defined boundary for the Village’s public parking lot.

Lawndale Avenue, which used to connect to Dempster Street, was terminated at the east-west alley north of Dempster Street at some point between 1984 and 1988, when the Village of Skokie acquired the land to the east of the subject site. The Village constructed a public parking lot across both that property and within Lawndale Avenue, but did not vacate the street.

The northern 2.00’ of Lawndale Avenue lying south of the south line of the existing east-west alley will remain public right-of-way and will match the south right-of-way line of a new 18.00’-wide dedicated public alley that will be created in case 2020-10P and will run from Lawndale Avenue to East Prairie Road.

**STAFF RECOMMENDATIONS**

Staff recommends that the petitioner’s request to vacate Lawndale Avenue north of Dempster Street and south of a line drawn 2.00 feet south of and parallel to the south line of the east-west alley north of Dempster Street in a B2 Commercial 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 July 7, 2020
3. Land Use and Zoning Map
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