

**To: Chairperson Farkas and Members of the Plan Commission**

**From: Nancy Radzevich, AICP, Community & Economic Development Director  
Dominick Argumedo, AICP, Zoning Administrator/Land-Use Planner**

**Date: August 10, 2016**

**Re: PC 16-07 – Application for approval of a Preliminary/Final Plat of Vacation to vacate an approximately 255 ft. long portion of a public alley located directly south of Capulina Avenue, west of Ferris Avenue and east of the Metra train tracks with the south edge of the proposed vacated alley aligning with the northern property line of 6330 Lincoln Avenue, in accordance with Section 12- 9-5 of the Morton Grove Unified Development Code (Ordinance 07-07)**

### **STAFF REPORT**

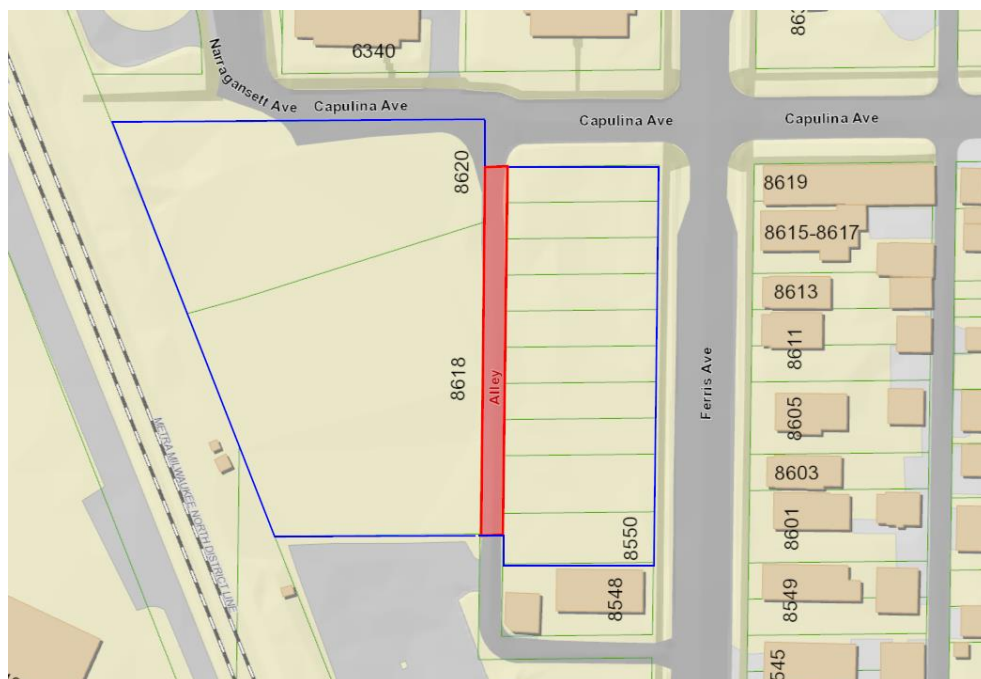
#### **Public Notice**

The Village of Morton Grove provided Public Notice for the August 15, 2016 Plan Commission public hearing for PC 16-07 in accordance with the Unified Development Code. The *Pioneer Press* published the public notice on July 28, 2016, and the Village notified surrounding property owners via mail on July 29, 2016 and placed a public notice sign on the subject property on August 5, 2016.

#### **Request Summary**

##### **Property Background**

The Village of Morton Grove is requesting approval of a Preliminary/Final Plat of Vacation for an approximately 255 ft. portion of a public alley, located south of Capulina Avenue and west of Ferris Avenue.



### Alley Vacation Context Map

The portion of alley is proposed to be vacated to allow for the redevelopment of several municipally owned properties, also located south of Capulina and west of Ferris and is shown on the above map highlighted in **red**. The Village owned properties known overall as "Site B" per the Village of Morton Grove Lehigh Ferris Framework Plan, dated January 27, 2009 (Ord.09-01), is outlined in **blue** on the above map.

### Adjacent Sites and Uses

The properties that immediately abut the proposed vacated alley, to the east and west, are vacant municipally owned properties ("Site B"). The south edge of the proposed vacated alley aligns with the northern property line of 6330 Lincoln Avenue. The remaining portion of the alley, which abuts 8548 Ferris to the west and south, would be maintained as public alley.

### **Discussion**

#### Comprehensive Plan

The Lehigh Ferris Framework Plan had proposed "Site B" could be developed as higher density residential, based on its proximity to the Village's proposed future downtown along Lincoln and Lehigh Avenues and the train station. The vacation of this portion of the public alley will allow for and better facilitate the redevelopment of "Site B" with a comprehensive redevelopment plan.

### **Recommendation**

Staff suggests the following motion for the Plan Commission:

*Plan Commission recommends approval of the Preliminary/Final Plat of Vacation for the approximately 255 ft. portion of alley located south of Capulina Avenue and west of Ferris Avenue, where the southern boundary of the vacated alley aligns with the north property line of the 6330 Lincoln Avenue property, subject to the following condition:*

- 1. The Plat shall be recorded in accordance with Section 12-9-5:B.5 of the Unified Development Code.*

### **Attachments:**

Application and related materials

# VACATION APPLICATION



Village of Morton Grove  
Department of Community Development  
6101 Capulina Avenue Morton Grove, Illinois 60053  
(847)470-5231 (p) (847)965-4162 (f)

CASE NUMBER: \_\_\_\_16-07\_\_\_\_ DATE APPLICATION FILED: \_\_\_\_\_

## **APPLICANT INFORMATION**

Applicant Name: \_\_\_\_Village of Morton Grove\_\_\_\_\_

Applicant Organization: \_\_\_\_\_

Applicant Address: \_6101 Capulina\_\_\_\_\_

Applicant City / State / Zip Code: \_\_Morton Grove, IL 60053\_\_\_\_\_

Applicant Phone: Work: (847\_) \_663-3063\_\_\_\_\_ Home: (\_\_\_\_) \_\_\_\_\_

Mobil / Other: (\_\_\_\_) \_\_\_\_\_

Applicant Fax: Work :(\_\_\_\_) \_\_\_\_\_ Home :(\_\_\_\_) \_\_\_\_\_

Applicant Email: \_\_\_\_\_

Applicant Relationship to Property Owner: \_\_\_\_\_Owner\_\_\_\_\_

Applicant Signature: \_\_\_\_\_

## **PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)**

Owner Name: \_\_\_\_Village of Morton Grove\_\_\_\_\_

Owner Address: \_6101 Capulina Avenue\_\_\_\_\_

Owner City / State / Zip Code: \_\_Morton Grove, IL 60053\_\_\_\_\_

Owner Phone: Work: (\_847\_) \_663-3063\_\_\_\_\_ Home: (\_\_\_\_) \_\_\_\_\_

Mobil / Other: (\_\_\_\_) \_\_\_\_\_

Owner Fax: Work :(\_\_\_\_) \_\_\_\_\_ Home :(\_\_\_\_) \_\_\_\_\_

Owner Email: \_\_\_\_\_

Owner Signature: \_\_\_\_\_

## **PROPERTY INFORMATION**

Common Address of Property: \_\_\_\_\_

Property Identification Number (PIN): \_\_\_\_\_

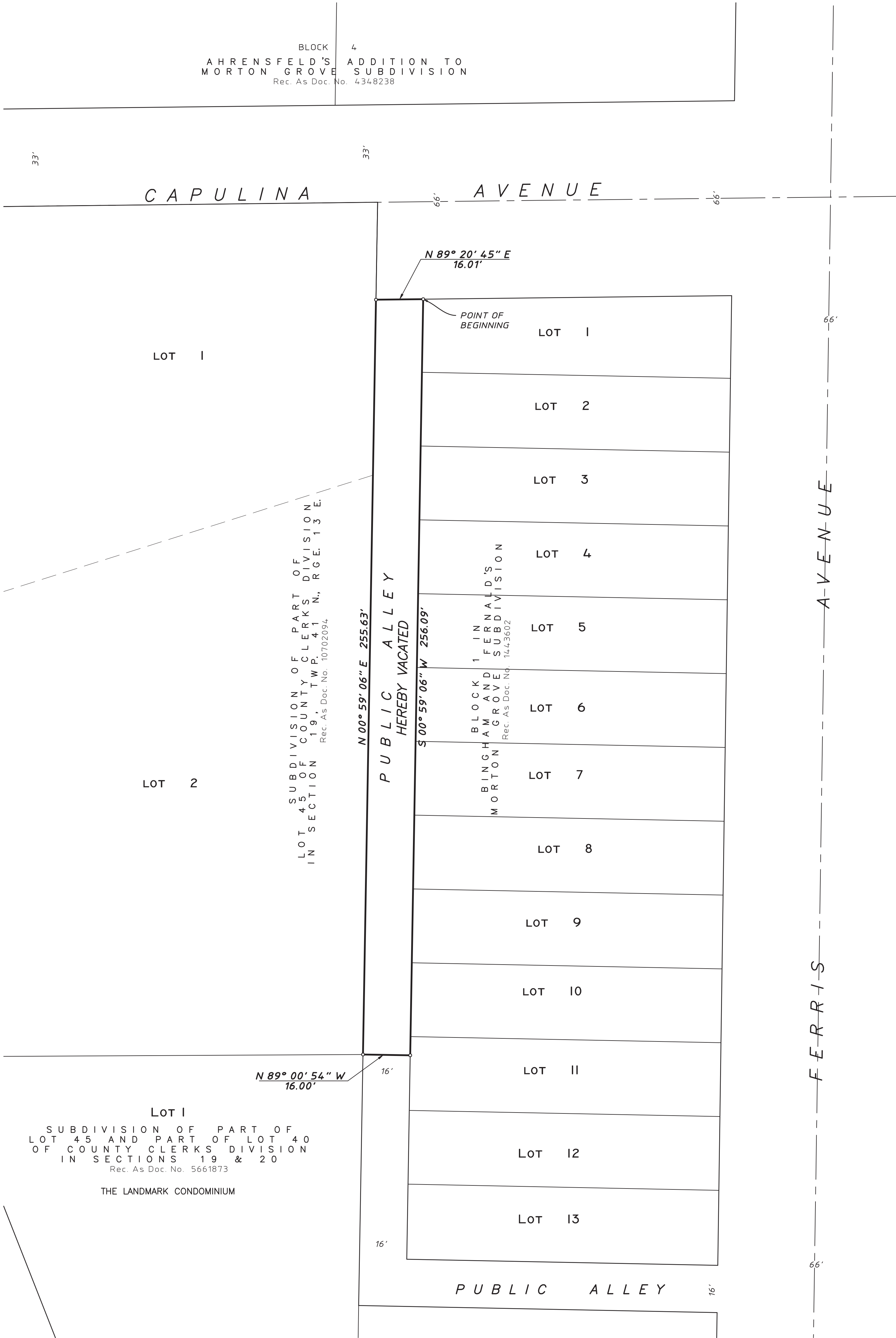
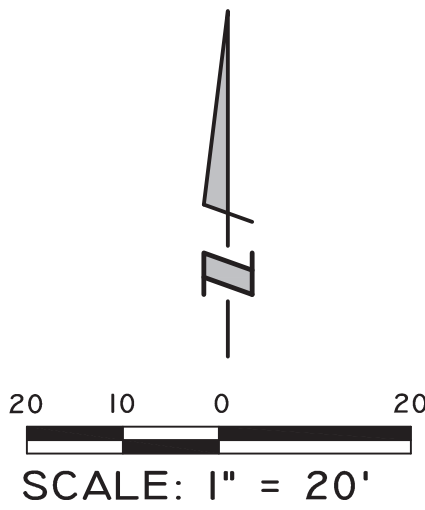
Legal Description (Attach additional sheets as necessary): \_\_\_\_\_

MAIL PLAT TO:  
HAEGER ENGINEERING LLC  
CONSULTING ENGINEERS AND LAND SURVEYORS  
100 EAST STATE PARKWAY  
SCHAUMBURG, IL 60173

# PLAT OF VACATION

SHEET 1 OF 1

THAT PART OF THE PUBLIC ALLEY ESTABLISHED BY BINGHAM AND FERNALD'S MORTON GROVE SUBDIVISION LYING WEST OF BLOCK 1 IN SAID SUBDIVISION, BEING A SUBDIVISION IN SECTION 20 AND SECTION 19, ALL IN TOWNSHIP 41 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 3, 1891 AS DOCUMENT NUMBER 1443602, DESCRIBED AS FOLLOWS:  
  
BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 1; THENCE SOUTH 00 DEGREES 59 MINUTES 06 SECONDS WEST ALONG THE WEST LINE OF SAID BLOCK, 256.09 FEET; THENCE NORTH 89 DEGREES 00 MINUTES 54 SECONDS WEST, 16.00 FEET TO THE WEST LINE OF SAID PUBLIC ALLEY; THENCE NORTH 00 DEGREES 59 MINUTES 06 SECONDS EAST ALONG SAID WEST LINE, 255.63 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF AFORE SAID BLOCK 1; THENCE NORTH 89 DEGREES 20 MINUTES 45 SECONDS EAST ALONG SAID WESTERLY EXTENSION, 16.01 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.



## VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

IN ACCORDANCE WITH (RESOLUTION / ORDINANCE) # \_\_\_\_\_  
THIS PLAT WAS HEREBY ACCEPTED AND APPROVED BY THE PRESIDENT AND BOARD  
OF TRUSTEES OF THE VILLAGE OF MORTON GROVE, ILLINOIS, AT A MEETING HELD  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2016.

BY: \_\_\_\_\_  
PRESIDENT

ATTEST: \_\_\_\_\_  
CLERK

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS:

I, JEFFREY W. GLUNT, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3695 HEREBY  
CERTIFY THAT THIS PLAT HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION,  
FROM SURVEYS AND OFFICIAL RECORDS, FOR THE USE AND PURPOSES HEREIN SET  
FORTH AND THAT THE PLAT IS A CORRECT REPRESENTATION OF THE HEREON  
CAPTIONED PROPERTY.

SCHAUMBURG, ILLINOIS AUGUST 2, 2016

BY: \_\_\_\_\_  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3695



EXPIRES 11-30-16

**HAEGER ENGINEERING**  
consulting engineers • land surveyors

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