MEETING NOTES
Board of Local Improvements
Public Hearing - Special Assessment 1521
Alley North of Brummel St., East of Grey Ave.
Tuesday March 14, 2017, 6:00 p.m.
Lorraine H. Morton Civic Center, 2100 Ridge, Room #2402

Members Present: David D. Stoneback, Martin Lyons, Lara Biggs, James Maiworm, Robert Bauer
Members Absent: Rodney Greene
Staff Present: Dan Manis, Mario Treto, Paulina Albazi
Presiding Member: David D. Stoneback

I. Background on the special assessment alley paving process
D. Manis, Senior Project Manager, provided the present property owners with a brief background on
the special assessment process which is dictated by State laws that have been in place for over 100
years. The City covers 50% of cost and resident pays 50% through special assessment. Homeowners
have two options of paying: Option 1) pay special assessment in full or 2) pay over 10 years with 3%
simple interest rate based on the 2016 treasury yield. Kathy Brown in the City’s Accounting Division
handles the invoices for Special Assessment.

II. Review of assessment method and costs
The cost method used was the unit method.
The City has a financial assistance program through CDBG grant funds. Homeowners may apply if
they qualify. This alley will be bid with other alleys that will be constructed this year which could result
in a lower cost.

III. Explanation of the legal and financial aspects of assessments
After final cost is determined, the City’s Legal staff will take to court to get special assessment added
to individual property assessments. After this, all property owners will be notified of the confirmation
hearing, at this point residents may voice any objections to the project.

IV. Review of construction details
D. Manis goes over the construction plans. Residents are provided with explanations on where the
drainage structures will be installed. Alley aprons will be reconstructed and material currently in place
will be used to replace the garage aprons. The alley will be pitched in a V shape to insure proper
water drainage. Backyards elevation is not taken into consideration when designing the alley.
Contractors will work with homeowners to preserve existing trees and shrubs. Depending on the

Information about the BLI Committee is available at: www.cityofevanston.org. Questions can be directed to Paulina Albazi at 847-866-2950.

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communications access assistance should contact the Facilities Management Office at 847-866-2916 (Voice) or 847-448-8064 (TTY).
location of a tree or shrub, it may need to be removed. All this will be worked out between the homeowners and contractors.

V. **Next steps**
After Board votes to approve this alley, it will be taken to City Council for approval. Resolution will be introduced and presented to City Council for approval.

VI. **Review of detailed engineering plans**
Property owners were able to review the engineering plans and ask questions to staff.

VII. **Question and answer**

VIII. **Board Vote**
M. Lyons made a motions to proceeded with recommendations to City Council
J. Maiworm seconds the motion. All in favor.

IX. **Adjournment**
Motion made to adjourn. All in favor.