

32-R-18

A RESOLUTION

Approving a Plat of Resubdivision for 2652 Sheridan Road

WHEREAS, pursuant to Subsection 4-11-1-(B) of the Evanston City Code of 2012, as amended (the "City Code"), the City Council may approve of a plat by means of a resolution; and

WHEREAS, the City intends to resubdivide the property located at 2652 Sheridan Road, Evanston, Illinois (the "Subject Property"), legally described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, the City Council hereby finds that the proposed plat complies with all applicable provisions of Title 4, Chapter 11 of the City Code, subject to certain conditions,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS, THAT:

SECTION 1: The foregoing recitals are found as fact and incorporated herein by reference.

SECTION 2: Pursuant to Title 4, Chapter 11 of the City Code, the City Council hereby approves the proposed Plat of Resubdivision, attached hereto as Exhibit B and incorporated herein by reference, subject to the following conditions:


- (A)** The final plat of subdivision must substantially conform to the Sheridan Views Subdivision plat prepared by Andrew Spiewak Land Surveyor, Inc. D.B.A. Spiewak Consulting, dated March 12, 2018, except as such plat may be modified to conform to the City Code, Resolution, and Ordinance;

SECTION 3: The City Manager and/or his designee(s) is/are hereby authorized and directed to sign, and the City Clerk hereby authorized and directed to attest, any documents necessary to implement the terms of this resolution.

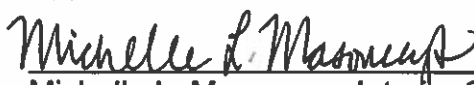
SECTION 4: This resolution shall be in full force and effect from and after the date of its passage and approval in the manner required by law.



Stephen H. Hagerty, Mayor

Attest: 

Devon Reid, City Clerk

Approved as to form:


Michelle L. Masoncup, Interim Corporation
Counsel

Adopted: May 29, 2018

EXHIBIT A

Legal Description

Lot 1 in C.W. Finkl's consolidation of the north 1/2 of Lot 2, all of Lot 1 and that part of Lot 4 lying north of the south line of Lot 1 extended to the westerly line of Lot 4 in Clinton Manor being a subdivision of Lots 1 to 5, in Block 1, together with vacated alley lying west of said Lots 1, 2 and 3, also Lots 1 and 2 in Block 2, all in Nate and Phelps Addition to Evanston, in the Section of Quilmette Reservation in Township 42 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

PIN(s): 05-35-407-033-0000

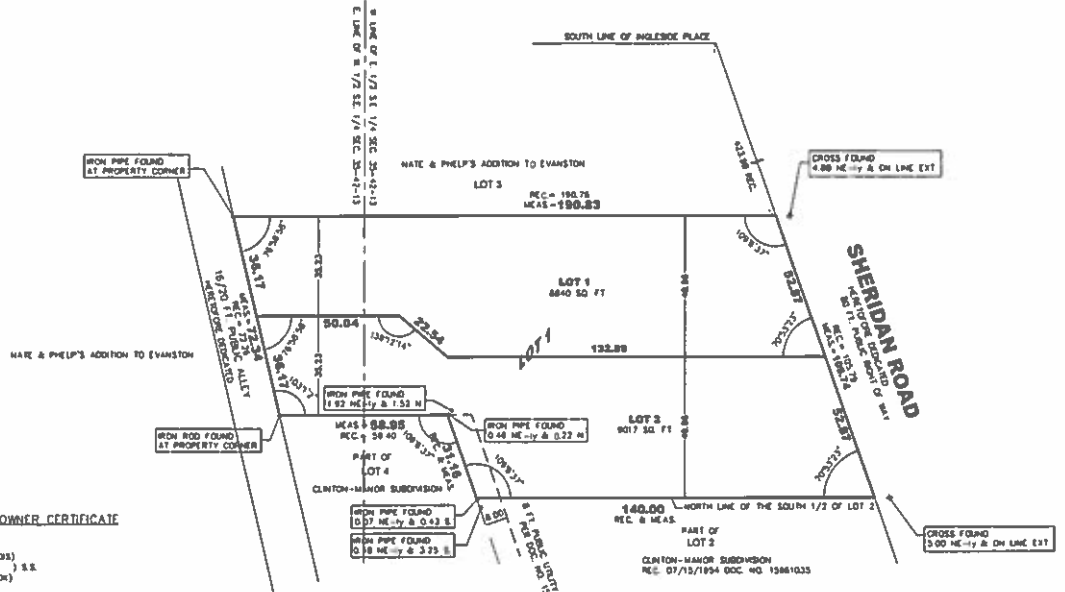
COMMONLY KNOWN AS: 2652 Sheridan Road, Evanston, Illinois.

EXHIBIT B

Plat of Resubdivision

SHERIDAN VIEWS SUBDIVISION

BEING A RESUBDIVISION OF LOT 1 IN C.W. FINKEL'S CONSOLIDATION IN PART OF THE SOUTH SECTION OF GULMETTE RESERVATION, IN TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF EVANSTON, IN COOK COUNTY, ILLINOIS.



PROPERTY OWNER CERTIFICATE

STATE OF ILLINOIS) S.S.
 COUNTY OF COOK)
 I, (NAME) DO HEREBY CERTIFY THAT I AM THE TITLE OWNER OF RECORD OF THE PROPERTY DESCRIBED HEREON AND THAT I HAVE CAUSED THE SAME TO BE SURVEYED FOR THE PURPOSE OF SUBDIVISION, IN TWO (2) LOTS AS SHOWN HEREON.
 DATED THIS _____ DAY OF _____ A.D., 2018
 BY: _____
 BY: _____

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS) S.S.
 COUNTY OF COOK)
 I, (NAME) COOK CLERK DO NOT FIND ANY DELINQUENT GENERAL TAXES (UNPAID), CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND IN THE ABOVE PLAT.
 DATED THIS _____ DAY OF _____ A.D. 2018

 COUNTY CLERK

CITY COLLECTOR CERTIFICATE

STATE OF ILLINOIS) S.S.
 COUNTY OF COOK)
 I, (NAME) COLLECTOR FOR THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS DO HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS DUE AGAINST THE LAND INCLUDED IN THE PLAT HEREON DRAWN.
 DATED THIS _____ DAY OF _____ A.D., 2018
 BY: _____

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS) S.S.
 COUNTY OF COOK)
 I, (NAME) A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT (PERSON) PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS OWNER OF THE PROPERTY DESCRIBED HEREON, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT S/HE SIGNED AND DELIVERED THE SAME INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH.
 GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ A.D., 2018

 NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

ZONING ADMINISTRATOR CERTIFICATE

STATE OF ILLINOIS) S.S.
 COUNTY OF COOK)
 I, (NAME) APPROVED THIS _____ DAY OF _____ A.D. 2018
 BY: _____

SUBMITTED BY AND RETURN PLAT

CITY OF EVANSTON
 DEPARTMENT OF COMMUNITY DEVELOPMENT
 2100 RIDGE AVENUE
 EVANSTON, ILLINOIS 60021

MORTGAGE CERTIFICATE

STATE OF ILLINOIS) S.S.
 COUNTY OF COOK)
 AS MORTGAGEE UNDER THE PROVISIONS OF A CERTAIN MORTGAGE RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. _____ DOES HEREBY CONSENT TO THE PLAT OF SUBDIVISION HEREON DRAWN.
 DATED THIS _____ DAY OF _____ A.D., 2018
 ATTEST: _____

DIRECTOR OF PUBLIC WORKS AGENCY CERTIFICATE

STATE OF ILLINOIS) S.S.
 COUNTY OF COOK)
 I, (NAME) APPROVED THIS _____ DAY OF _____ A.D., 2018
 BY: _____

CORPORATE COUNSEL CERTIFICATE

STATE OF ILLINOIS) S.S.
 COUNTY OF COOK)
 I, (NAME) APPROVED THIS _____ DAY OF _____ A.D., 2018
 BY: _____

LAND SURVEYOR CERTIFICATE

STATE OF ILLINOIS) S.S.
 COUNTY OF COOK)
 ANDREW SPIEWAK LAND SURVEYOR, INC. DOES HEREBY CERTIFY THAT IT HAS SURVEYED THE FOLLOWING DESCRIBED PROPERTY FOR THE PURPOSE OF SUBDIVIDING IT INTO TWO (2) LOTS AS SHOWN HEREON:
 LOT 1 IN C.W. FINKEL'S CONSOLIDATION OF THE NORTH 1/2 OF LOT 2, ALL OF LOT 1 AND THAT PART OF LOT 4 LYING NORTH OF THE SOUTH LINE OF LOT 1 EXTENDED TO THE WESTERLY LINE OF LOT 4 IN CLINTON MANOR BEING A SUBDIVISION OF LOTS 1 TO 5, IN BLOCK 1, TOGETHER WITH VICINITY ALLEY LYING WEST OF SAID LOTS 1, 2 AND 3, ALSO LOTS 1 AND 2 IN BLOCK 2, ALL IN HARE AND PHELPS ADDITION TO EVANSTON, IN THE SECTION OF GULMETTE RESERVATION IN TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
 IT FURTHER CERTIFIES THAT THIS PROPERTY IS SITUATED IN ZONE 1, AREA DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NO. 170130300A, EFFECTIVE DATE 6/19/2008.
 IT FURTHER CERTIFIES THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS WITHIN THE CITY OF EVANSTON, ILLINOIS, WHICH HAS ADOPTED A CITY COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY MUNICIPAL CODE, AS HERETOFORE AND HEREAFTER AMENDED.
 THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

CITY CLERK CERTIFICATE

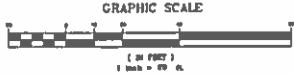
STATE OF ILLINOIS) S.S.
 COUNTY OF COOK)
 APPROVED BY THE COUNCIL OF THE CITY OF EVANSTON, ILLINOIS, AT A MEETING HELD ON THIS _____ DAY OF _____ A.D., 2018, IN WITNESS WHEREOF, I SET MY HAND AND AFFIX THE CORPORATE SEAL OF SAID CITY, THIS _____ DAY OF _____ A.D., 2018.
 DATED THIS _____ DAY OF _____ A.D., 2018
 BY: _____

FIELDWORK COMPLETED THIS 12TH DAY OF MARCH, A.D. 2018

BY: *Andrew F. Spiewak*
 ANDREW F. SPIEWAK
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3178
 LICENSE EXPIRES 11/30/2018
 PROFESSIONAL DESIGN FIRM, LAND SURVEYING CORPORATION
 LICENSE NO. 184 000318-0008 (EXPIRES 04/30/2018)



P 14 00-35-497-833-0000



ANDREW SPIEWAK LAND SURVEYOR, INC. D.B.A. SPIEWAK CONSULTING

1030 W. HIGGINS RD. SUITE 218, PARK RIDGE, IL 60068 phone: (773) 853-2872
 www.landsurveyors.pro andrew@landsurveyors.pro

ORDERED BY: ALEXANDER FACTOR
 SURVEYED BY: A.F.S.
 CHECKED BY: A.F.S.
 PROJECT NO. 22-18 PLAT OF SUBDIVISION