



## **PUBLIC NOTICE OF A MEETING**

# **BOARD OF LOCAL IMPROVEMENTS**

**Tuesday, September 11, 2018**

**2:00 P.M.**

**Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 2404**

### **AGENDA**

- I. Call to Order / Declaration of Quorum
- II. Approval of Meeting Minutes from:
  - a. Regular Meeting – June 19, 2018
- III. Public Comment
- IV. Alley Projects Update
- V. Alley Projects Budget Summary
- VI. New Business
  - a. 2019 Reallocated CDBG Funds
- VII. Old Business
  - a. North of Leonard Place, East of Bryant Avenue
    - i. Private Property - Land Acquisition Required
  - b. Alley Vacation – North/South Alley adjacent to west end of transfer stations
- VIII. Roundtable Discussion
- IX. Adjournment

**NEXT MEETING – October 9, 2018**

*Information about the BLI Committee is available at: [www.cityofevanston.org](http://www.cityofevanston.org). Questions can be directed to Paulina Albazi at 847-866-2950.*

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## MEETING NOTES

### Board of Local Improvements

Tuesday June 19, 2018

2:00 p.m.

Lorraine H. Morton Civic Center, 2100 Ridge, Room #2402

Members Present: David D. Stoneback, Lara Biggs, Edgar Cano, Robert Bauer Ashley King  
Members Absent: Devon Reid  
Staff Present: Mario Treto, Christopher Venatta, Kathy Brown, Eduardo Gomez, Jordi Amaral, Sat Nagar  
Presiding Member: David D. Stoneback

#### I. Call to Order / Declaration of Quorum

D. Stoneback called the meeting to order.

#### II. Approval of Meeting Minutes:

##### a. Regular Meeting – March 13, 2018

L. Biggs made a motion to approve minutes from March 13, 2018.

A. King seconded the motion. All in favor.

#### III. Land Vacation at 1633 Florence

D. Stoneback changed order of meeting to address land vacation at 1633 Florence before other items.

S. Nagar gave overview of land vacation request at 1633 Florence. Process started in 2016 with coordination between City staff, ATT, and resident. An alley and triangular parcel in the right of way of Church St. are recommended to be vacated to Peter Isaac for \$16,000, based on the appraisal value.

D. Stoneback further discussed the plan and recommended that the Board motion to send the vacation to City Council.

L. Biggs made a motion to create an ordinance for City Council regarding the land vacation at 1633 Florence.

A. King seconded the motion. All in favor.

#### IV. Public Comment

No public comment.

#### V. Alley Projects Update

C. Venatta provided the board with current status of the 2017 alleys in which all of the five alleys have been completed and final payments have been issued. Final Rolls for the special assessment alleys are on the agenda to be approved later in the meeting.

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C. Venatta updated the board on the status of the 2018 alleys. The 2018 special assessment alley and CDBG alley are out to bid with an expected award at the August 13<sup>th</sup> City Council meeting. The special assessment alley is pending a court hearing in Cook County court. The other three 2018 alleys are on-hold.

D. Stoneback requested legal send land acquisition letters for the 2019 alley with a response date by August 31<sup>st</sup>. M. Treto said the letters would be sent in the coming weeks.

## **VI. Alley Project Budget Summary**

C. Venatta gave an overview of the final 2017 budget numbers.

L. Biggs suggested taking excess special assessment funds and using them to fund additional alleys in 2019. A. King said the finance department would put a memo together on this topic for the next meeting.

## **VII. New Business**

### **a. Land Vacation at 1633 Florence**

Discussed earlier in meeting.

### **b. Approval of Final Rolls for 2017 Special Assessment Alleys**

#### **i. Special Assessment 1521 – North of Brummel St. East of Grey Ave.**

C. Venatta gave overview of final rolls. Assessed cost to residents will be less than anticipated.

L. Biggs made a motion to approve the final roll for Special Assessment 1521.

E. Cano seconded the motion. All in favor.

#### **ii. Special Assessment 1522 – North of Simpson St. East of Railroad ROW**

C. Venatta gave overview of final rolls. Assessed cost to residents will be less than anticipated.

The City took on a larger portion of the expenses due to the Railroad ROW.

L. Biggs made a motion to approve the final roll for Special Assessment 1522.

E. Cano seconded the motion. All in favor.

## **VIII. Old Business**

### **a. North of Leonard Place, east of Bryant Avenue**

#### **i. Private Property – Land Acquisition Required**

D. Stoneback noted that this topic was discussed during the Alley Projects Update.

### **b. Alley Vacation – North/South Alley adjacent to west end of transfer stations**

D. Stoneback reviewed the vacation of this alley. He suggested that a notice be sent to the residents to confirm they would accept the land before work is spent surveying the parcels and creating plats.

## **IX. Roundtable Discussion**

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No roundtable discussion items.

**X. Adjournment**

L. Biggs makes a motion to adjourn.

A. Kings seconds the motion. All in favor

**NEXT MEETING – July 10, 2018**

*Information about the BLI Committee is available at: [www.cityofevanston.org](http://www.cityofevanston.org). Questions can be directed to Paulina Albazi at 847-866-2950.*

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## Board of Local Improvements Alley Projects Summary

Total 2018 Budget: \$1,170,000  
 2018 GO Bonds: \$710,000  
 Special Assessment: \$250,000  
 CDBG: \$210,000

### 2018 Alleys - Special Assessment

| No. | S.A. | Location                                       | Estimated Cost | Status       | Accepted by BLI | Public Hearing | Ward |
|-----|------|--|----------------|--------------|-----------------|----------------|------|
| 18  | 1523 | North of Payne Street, East of McDaniel Avenue | \$497,000      | Construction | 3/8/2016        | 3/15/2018      | 6    |

Sub-Total (2018 CIP Alleys): \$497,000

### 2018 Alleys - CDBG

|    |     |   |           |              |                |  |   |
|----|-----|---|-----------|--------------|----------------|--|---|
| 19 | N/A | North of Emerson Street, West of Jackson Avenue | \$210,000 | Construction | <<CDBG Alley>> |  | 5 |
|----|-----|---|-----------|--------------|----------------|--|---|

Sub-Total (2018 CDBG Alleys): \$210,000

### 2018 Alleys - Other

| No. | S.A. | Location                                      | Estimated Cost | Status  | Accepted by BLI | Public Hearing | Ward |
|-----|------|---|----------------|---------|-----------------|----------------|------|
| 20  | N/A  | North of Grove Street, East of Dodge Avenue   | \$140,000      | On-hold | N/A             |                | 2    |
| 21  | N/A  | North of Davis Street, East of Dodge Avenue   | \$200,000      | On-hold | N/A             |                | 2    |
| 22  | N/A  | North of Church Street, East of Darrow Avenue | \$120,000      | On-hold | N/A             |                | 2    |

Sub-Total (2018 Other Alleys): \$460,000

## Board of Local Improvements Alley Projects Summary

### Funding Contingent 2019 Alleys - CIP

| No. | S.A. | Location                                     | Estimated Cost | Status  | Accepted by BLI | Public Hearing | Ward |
|-----|------|--|----------------|---|-----------------|----------------|------|
| 23  | -    | North of Leonard Place East of Bryant Avenue | \$328,000      | Survey & Design Pending; Private Property - Land Acquisition Required | 6/14/2016       | -              | 7    |

Sub-Total (2019 CIP Alleys): \$328,000

### Funding Contingent 2019 Alleys - CDBG

|    |     |  |           |                                 |                |  |   |
|----|-----|--|-----------|---------------------------------|----------------|--|---|
| 24 | N/A | North of Cleveland Street, East of Wesley Avenue | \$390,000 | Survey & Design Pending Funding | <<CDBG Alley>> |  | 5 |
|----|-----|--|-----------|---------------------------------|----------------|--|---|

Sub-Total (2018 CDBG Alleys): \$390,000

### Funding Contingent 2020 Alleys - CIP

| No. | S.A. | Location   | Estimated Cost | Status                  | Accepted by BLI | Public Hearing | Ward |
|-----|------|--|----------------|-------------------------|-----------------|----------------|------|
| 25  | -    | North of Simpson Street, East of McDaniel Avenue | \$658,000      | Survey & Design Pending | 6/14/2016       | -              | 7    |

Sub-Total (2020 CIP Alleys): \$658,000

### Potential Alley Paving

| No.  | S.A. | Location | Estimated Cost | Petition Status | Petition Issued | Expiration | Ward |
|--|------|----------|----------------|-----------------|-----------------|------------|------|
| << NO ACTIVE PETITIONS - 30 RESIDENTS ON WAITING LIST >> |      |          |                |                 |                 |            |      |

**Board of Local Improvements  
Alley Budget Summary**

**2018 Alleys**

**Awarded Cost**

| <b>Awarded Cost</b> |           |   |              | <b>Funding Source</b> |           |             |
|---------------------|-----------|---|--------------|-----------------------|-----------|-------------|
| <b>No.</b>          | <b>SA</b> | <b>Location</b>                           | <b>Total</b> | <b>GO</b>             | <b>SA</b> | <b>CDBG</b> |
| 18                  | 1523      | North of Payne St., East of McDaniel Ave. | \$427,290    | \$213,645             | \$213,645 | \$0         |
| 19                  | N/A       | North of Emerson St., West of Jackson     | \$249,361    | \$0                   | \$0       | \$249,361   |

**Awarded Totals (A)    \$676,651        \$213,645        \$213,645        \$249,361**

**Final Construction Cost**

| <b>Final Construction Cost</b> |           |   |              | <b>Funding Source</b> |           |             |
|--------------------------------|-----------|---|--------------|-----------------------|-----------|-------------|
| <b>No.</b>                     | <b>SA</b> | <b>Location</b>                           | <b>Total</b> | <b>GO</b>             | <b>SA</b> | <b>CDBG</b> |
| 18                             | 1521      | North of Payne St., East of McDaniel Ave. | \$427,290    | \$213,645             | \$213,645 | \$0         |
| 19                             | N/A       | North of Emerson St., West of Jackson     | \$249,361    | \$0                   | \$0       | \$249,361   |

**Pre-Final Totals (B)    \$676,651        \$213,645        \$213,645        \$249,361**

**Surplus (A-B)    

|            |            |            |            |
|------------|------------|------------|------------|
| <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> |
|------------|------------|------------|------------|**

**CDBG Eligible Alleys**

| No. | North of  | East of        | Ward | Low/Mod% | Length | Cost Estimate |
|-----|-----------|----------------|------|----------|--------|---------------|
| 1   | Dempster  | Dewey          | 2    | 54       | 940    | \$ 430,000.00 |
| 2   | Greenwood | Dewey          | 2    | 54       | 820    | \$ 380,000.00 |
| 3   | Lake      | Darrow         | 2    | 54       | 600    | \$ 280,000.00 |
| 4   | Lake      | Dewey          | 2    | 54       | 600    | \$ 280,000.00 |
| 5   | Grove     | Dewey          | 2    | 54       | 500    | \$ 230,000.00 |
| 6   | Greenwood | Fowler         | 2    | 50       | 500    | \$ 230,000.00 |
| 7   | Greenwood | Hartrey        | 2    | 50       | 900    | \$ 420,000.00 |
| 8   | Main      | Fowler         | 2    | 47       | 1060   | \$ 490,000.00 |
| 9   | Bradley   | McDaniel       | 2    | 47       | 540    | \$ 250,000.00 |
| 10  | Nathaniel | McDaniel       | 2    | 47       | 540    | \$ 250,000.00 |
| 11  | Greenwood | Ridge          | 4    | 51       | 260    | \$ 120,000.00 |
| 12  | Lyons     | Darrow         | 5    | 61       | 820    | \$ 380,000.00 |
| 13  | Lyons     | Old Mayfair RR | 5    | 61       | 630    | \$ 290,000.00 |
| 14  | Simpson   | Ashland        | 5    | 61       | 420    | \$ 190,000.00 |
| 15  | Payne     | Ashland        | 5    | 61       | 160    | \$ 70,000.00  |
| 16  | Simpson   | Bridge         | 5    | 53       | 250    | \$ 120,000.00 |
| 17  | Gaffield  | Maple          | 5    | 74       | 550    | \$ 250,000.00 |
| 18  | Simpson   | Maple          | 5    | 74       | 400    | \$ 180,000.00 |
| 19  | Simpson   | CTA            | 5    | 74       | 550    | \$ 250,000.00 |
| 20  | Foster    | Maple          | 5    | 74       | 920    | \$ 430,000.00 |
| 21  | Simpson   | Wesley         | 5    | 63       | 460    | \$ 210,000.00 |
| 22  | Leonard   | GBR/RR         | 5    | 63       | 910    | \$ 420,000.00 |
| 23  | Noyes     | Wesley         | 5    | 63       | 330    | \$ 150,000.00 |
| 24  | Hull      | Callan         | 8    | 62       | 600    | \$ 280,000.00 |
| 25  | Mulford   | Callan         | 8    | 62       | 200    | \$ 90,000.00  |
| 26  | Brummel   | Ridge          | 8    | 58       | 500    | \$ 230,000.00 |
| 27  | Monroe    | Asbury         | 9    | 47       | 1280   | \$ 590,000.00 |
| 28  | South     | Florence       | 9    | 45       | 1225   | \$ 570,000.00 |
| 29  | South     | Wesley         | 9    | 45       | 1000   | \$ 460,000.00 |
| 30  | Seward    | Florence       | 9    | 45       | 600    | \$ 280,000.00 |
| 31  | Seward    | Wesley         | 9    | 45       | 740    | \$ 340,000.00 |
| 32  | Cleveland | Florence       | 9    | 45       | 600    | \$ 280,000.00 |
| 33  | Cleveland | Wesley         | 9    | 45       | 850    | \$ 390,000.00 |
| 34  | Keeney    | Dodge          | 9    | 45       | 260    | \$ 120,000.00 |
| 35  | Keeney    | Dewey          | 9    | 45       | 260    | \$ 120,000.00 |

CDBG 2019

 Areas with fluctuating CDBG data