



AGENDA

BOARD OF LOCAL IMPROVEMENTS

Wednesday, January 9, 2023
2:30 P.M.

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

- I. Call to Order / Declaration of Quorum
- II. Approval of Meeting Minutes
 - a. September 14, 2022
- III. Public Comment
- IV. Alley Projects Update
- V. Alley Projects Budget Summary
- VI. New Business
 - a. Approve Assessment Method for New Petitions
- VII. Old Business
- VIII. Roundtable Discussion
- IX. Adjournment

NEXT MEETING – February 8, 2022

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

The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact the Facilities Management Office at 847-866-2916 (Voice) or 847-866-5095 (TTY).

MEETING NOTES

Board of Local Improvements Wednesday September 14, 2022

2:30 P.M.

Lorraine Morton Civic Center, 2100 Ridge Avenue, Room 2404

Members Present: Edgar Cano, Shawn Pestka, Hitesh Desai, Lara Biggs, Clerk Stephanie Mendoza

Members Absent: Hitesh Desi

Staff Present: Christopher Venatta, Paulina Albazi, Kathy Brown

Presiding Member: Edgar Cano

I. Call to Order / Declaration of Quorum

E. Cano calls the meeting to order

II. Approval of Meeting Minutes

a. July 13, 2022

L. Biggs makes a motion to approve the minutes from July 13, 2022. Clerk Mendoza seconds the motion. All in favor.

III. Public Comment

No public present

IV. Alley Projects Update

C. Venatta provided the board with an update on the alley summary.

The petition for the alley N. of Simpson, E. of Pioneer is about to expire. Petitions for alley North of Lincoln, east of Asland and will issue petition for North of Leonard Place, east of Green Bay Road after that. There are currently 48 residents on the waitlist

V. Alley Project Budget Summary

C. Venatta provides the board with an update on the alley budget summary. The 2022 alleys came in within estimated construction costs or under budget.

VI. New Business

a. Approve SA 1526 Final Rolls

Seeking approval on Special Assessment alley 1526, north of Noyes St, East of Dodge Avenue.

L. Biggs makes a motion to approve. Clerk Mendoza seconds the motion. All in favor.

VII. Old Business

No items for discussion

VIII. Roundtable Discussion

L. Biggs recommends a staff member be appointed to the board in the absence of the Public Services Bureau Chief. Streets Supervisor was recommended to be the acting member.

Clerk Mendoza asks the board about the alley on Callen behind the Howard business district. This alley is in bad condition. L. Biggs – the City currently does not have a separate process for commercial areas. E. Cano will assign staff to fill any potholes along this alley.

IX. Adjournment

L. Biggs makes a motion to adjourn. S. Petska seconds the motion. All in favor

NEXT MEETING – October 10, 2022

Board of Local Improvements Alley Projects Summary

2022 Alleys - Special Assessment

No.	S.A.	Location	Estimated Cost	Status	Accepted by BLI	Public Hearing	Ward
32	1527	North of Grant, East of Hastings	\$297,000	Construction Closeout	6/8/2021	3/3/2022	6
33	1528	North of Grant, East of Grey	\$345,000	Construction Closeout	11/9/2021	3/10/2022	7

Sub-Total (2021 CIP Alleys): \$642,000

2022 Alleys - CDBG

34	N/A	North of Emerson, East of Hartrey	\$390,000	Construction Closeout	N/A		5
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Sub-Total (2021 CDBG Alleys): \$390,000

2022 Alleys - Waste Transfer Settlement Area

35	N/A	North of Lyons, East of Darrow	\$390,000	Construction Closeout	N/A		5
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Sub-Total (2021 CDBG Alleys): \$390,000

Potential Alley Paving

No.	S.A.	Location	Estimated Cost	Petition Status	Petition Issued	Expiration	Ward
36	1529	North of Chancellor, East of Asbury	\$750,000	In Design	8/24/2021	2/24/2022	7
37	-	North of Simpson, East of Pioneer	\$633,000	Expired	6/20/2022	9/20/2022	7
38	-	North of Lincoln, East of Ashland	\$816,000	Receipt Pending	11/11/2022	2/11/2022	7
39	-	North of Leonard Pl., East of Green Bay Rd.	\$492,750	Receipt Pending	12/7/2022	3/7/2023	5
40	-	North of Greenwood, East of Chicago	\$250,000	Issuance Pending			
41	-	North of Crain, E. of Asbury	\$290,000	Issuance Pending			
*	-	North of Colfax St., East of Bryant Ave.		On-Hold - Property Issues			

<< 1 ACTIVE PETITIONS - 48 RESIDENTS ON WAITING LIST >>

**Board of Local Improvements
Alley Budget Summary**

2022 Alleys

Estimated Construction Costs

Estimated Construction Costs				Funding Source			
No.	SA	Location	Total Cost	GO	SA	CDBG	WTS
32	1527	North of Grant, East of Hastings	\$297,000	\$0	\$297,000	\$0	\$0
33	1528	North of Grant, East of Grey	\$345,000	\$0	\$345,000	\$0	\$0
34	N/A	North of Emerson, East of Hartrey	\$390,000	\$0	\$0	\$390,000	\$0
35	N/A	North of Lyons, East of Darrow	\$390,000	\$0	\$0	\$0	\$390,000

Estimated Totals \$1,422,000 \$0 \$642,000 \$390,000 \$390,000

Awarded Cost

Awarded Cost				Funding Source			
No.	SA	Location	Total Cost	GO	SA	CDBG	WTS
32	1527	North of Grant, East of Hastings	\$286,095	\$0	\$286,095	\$0	\$0
33	1528	North of Grant, East of Grey	\$355,375	\$0	\$355,375	\$0	\$0
34	N/A	North of Emerson, East of Hartrey	\$388,067	\$0	\$0	\$388,067	\$0
35	N/A	North of Lyons, East of Darrow	\$336,925	\$0	\$0	\$0	\$336,925

Awarded Totals \$1,366,462 \$0 \$641,470 \$388,067 \$336,925

Final Construction Costs

Final Construction Costs				Funding Source			
No.	SA	Location	Total Cost	GO	SA	CDBG	WTS
32	1527	North of Grant, East of Hastings	\$256,956	\$0	\$256,956	\$0	\$0
33	1528	North of Grant, East of Grey	\$316,236	\$0	\$316,236	\$0	\$0
34	N/A	North of Emerson, East of Hartrey	\$340,063	\$0	\$0	\$340,063	\$0
35	N/A	North of Lyons, East of Darrow*	\$336,925	\$0	\$0	\$0	\$336,925

Pre-Final Totals (B) \$913,255 \$0 \$573,192 \$340,063 \$336,925

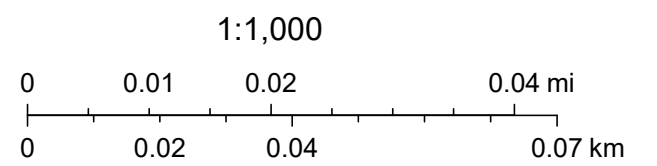
*Work On-going

Surplus (A-B)	\$453,207	\$0	\$68,278	\$48,004	\$0
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Alley N. of Crain St, E. of Asbury Ave.



1/11/2023, 10:10:11 AM



City of Evanston, City of Evanston IL, Imagery courtesy Cook County GIS

N. of Crain, E. of Asbury

Total Cost = \$ 290,000.00

Property Information				Cost Method				
Addresses	Units	Area	Area %	Unit	Area	Area/Unit	Area/Unit (minus croft)	Comments
1233 Crain St	1	46648	19%	\$ 16,111.11	\$ 27,507.18	\$ 12,758.14	\$ 17,010.86	SFH w/ Coach House?
1225 Asbury	1	12000	5%	\$ 16,111.11	\$ 7,076.10	\$ 12,758.14	\$ 17,010.86	SFH
1231 Asbury	1	16532	7%	\$ 16,111.11	\$ 9,748.51	\$ 12,758.14	\$ 17,010.86	SFH
1239 Asbury	1	8674	4%	\$ 16,111.11	\$ 5,114.84	\$ 12,758.14	\$ 17,010.86	SFH
1251 Asbury (Beth Emet)	1	72811	30%	\$ 16,111.11	\$ 42,934.86	\$ 42,934.86	\$ 42,934.86	Synagogue
1232 Ridge	1	38621	16%	\$ 16,111.11	\$ 22,773.85	\$ 12,758.14	\$ 17,010.86	SFH
1220 Ridge	1	27161	11%	\$ 16,111.11	\$ 16,016.17	\$ 12,758.14	\$ 17,010.86	SFH (two PINs)
1214 Croft	1	6664	3%	\$ 16,111.11	\$ 3,929.60	\$ 12,758.14	\$ -	SFH (attached garage on croft)
1206 Croft	1	16787	7%	\$ 16,111.11	\$ 9,898.88	\$ 12,758.14	\$ -	SFH (two PINs) (attached garage on croft)
Total	9	245898	100%	\$ 145,000.00	\$ 145,000.00	\$ 145,000.00	\$ 145,000.00	