

4/10/2023

**22-R-23**

**A RESOLUTION**

**Approving a Plat of Subdivision for 1801-1815 Church Street and 1708-1710 Darrow Avenue**

**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 Subject Properties are located in the B2 Business District and oWE West Evanston Overlay District; and

**WHEREAS**, Pastor Clifford Wilson of Mt. Pisgah Ministry, Inc, property owner (the “Applicant”), filed zoning case no. 22ZMJV-0089 which included a Special Use Permit application and several Major Variations and Richard Koenig, Executive Director of Housing Opportunity Development Corporation (the “Applicant”), filed zoning case no. 22ZMJV-0092 which included several Major Variations from the City Code (the “Requests”); and

**WHEREAS**, on February 22, 2023, pursuant to Section 6-3-8-10 of the City Code and Ordinance 92-O-21, the Evanston Land Use Commission (“LUC”) conducted a duly noticed public hearing and made recommendations to City Council, the determining body for these Requests. On April 10, 2023, the City Council found the Requests met the applicable standards, and as the determining body for combined Special Use Permits and Major Variations, granted approval of the Requests; and

**WHEREAS**, a condition was placed on both Requests that the land be re-subdivided according to the plans submitted; and

**WHEREAS**, pursuant to the approval of the Requests by the City Council with the aforementioned conditions, the City intends to subdivide the property located at 1801-1815 Church Street and 1708-1710 Darrow Avenue, Evanston, Illinois (the "Subject Properties"), 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 Subdivision, attached hereto as Exhibit B and incorporated herein by reference, The execution of subdivision shall be recorded within twelve (12) months of City council approval; and

**SECTION 3:** The City Manager and/or their 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.

*Daniel Biss*  
Daniel Biss, Mayor

Attest:

*Stephanie Mendoza*  
Stephanie Mendoza, City Clerk

Approved as to form:

*Nicholas E. Cummings*  
Nicholas E. Cummings, Corporation Counsel

Adopted: July 10, 2023

EXHIBIT A

**Legal Description**

LOTS 9, 10, 11 AND THE EAST HALF OF LOT 12 IN BLOCK 3, IN MERRILL LADD'S SECOND ADDITION TO EVANSTON, BEING A SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY.

**PINS:** 10-13-220-031-0000  
10-13-220-032-0000  
10-13-220-040-0000  
10-13-220-041-0000  
10-13-220-035-0000

**COMMONLY KNOWN AS:** 1801-1815 CHURCH STREET AND 1708-1710 DARROW AVENUE, EVANSTON, ILLINOIS

EXHIBIT B  
PLAT OF SUBDIVISION

PRELIMINARY PLAT OF SUBDIVISION

MT PISGAH SUBDIVISION

BEING A RESUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

OWNER'S CERTIFICATE AND SCHOOL DISTRICT STATEMENT

STATE OF \_\_\_\_\_ )
COUNTY OF \_\_\_\_\_ ) SS

THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED SAID PROPERTY TO BE SURVEYED AND PLATTED FOR THE PURPOSE OF RESUBDIVIDING SAME INTO TWO LOTS AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN. IT FURTHER CERTIFIES TO THE BEST OF ITS KNOWLEDGE, THAT THE LAND INCLUDED HEREIN FALLS WITHIN THE FOLLOWING SCHOOL DISTRICTS: EVANSTON/SKOKIE COMMUNITY CONSOLIDATED SCHOOL DISTRICT 65, 1500 MCDANIAL AVENUE, EVANSTON, IL 60201, 847-859-8000; EVANSTON TOWNSHIP HIGH SCHOOL DISTRICT 202, 1600 DODGE AVENUE, EVANSTON, IL 60201, 847-424-7000; OAKTON COMMUNITY COLLEGE DISTRICT 535.

SIGNED AT \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2022

BY: \_\_\_\_\_ TITLE: \_\_\_\_\_

NOTARY PUBLIC CERTIFICATE

STATE OF \_\_\_\_\_ )
COUNTY OF \_\_\_\_\_ ) SS

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID LIMITED LIABILITY COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2022

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

OWNER'S CERTIFICATE AND SCHOOL DISTRICT STATEMENT

STATE OF ILLINOIS )
COUNTY OF COOK ) SS

MOUNT PISGAH MINISTRY, INC. AN ILLINOIS NOT-FOR-PROFIT ORGANIZATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED SAID PROPERTY TO BE SURVEYED AND PLATTED FOR THE PURPOSE OF RESUBDIVIDING SAME INTO TWO LOTS AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN. IT FURTHER CERTIFIES TO THE BEST OF ITS KNOWLEDGE, THAT THE LAND INCLUDED HEREIN FALLS WITHIN THE FOLLOWING SCHOOL DISTRICTS: EVANSTON/SKOKIE COMMUNITY CONSOLIDATED SCHOOL DISTRICT 65, 1500 MCDANIAL AVENUE, EVANSTON, IL 60201, 847-859-8000; EVANSTON TOWNSHIP HIGH SCHOOL DISTRICT 202, 1600 DODGE AVENUE, EVANSTON, IL 60201, 847-424-7000; OAKTON COMMUNITY COLLEGE DISTRICT 535.

SIGNED AT \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2022

MOUNT PISGAH MINISTRY, INC. AN ILLINOIS NOT-FOR-PROFIT ORGANIZATION

BY: \_\_\_\_\_ TITLE: \_\_\_\_\_

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF COOK ) SS

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID NOT-FOR-PROFIT ORGANIZATION FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2022

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF COOK ) SS

I, KAREN A. YARBROUGH, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT DEPICTED HEREON.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF COOK COUNTY, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2022.

COUNTY CLERK

CITY CLERK CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF COOK ) SS

APPROVED BY THE COUNCIL OF THE CITY OF EVANSTON, ILLINOIS, AT A MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2022, IN WITNESS WHEREOF, I SET MY HAND AND AFFIX THE CORPORATE SEAL OF SAID CITY, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2022.

CITY CLERK

CITY COLLECTOR CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF COOK ) SS

I, \_\_\_\_\_, CITY COLLECTOR OF THE CITY OF EVANSTON, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS THEREON THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT OF SUBDIVISION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2022.

CITY COLLECTOR

ZONING ADMINISTRATOR CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF COOK ) SS

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2022.

ZONING ADMINISTRATOR

DIRECTOR OF PUBLIC WORKS AGENCY CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF COOK ) SS

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2022.

DIRECTOR OF PUBLIC WORKS

CORPORATE COUNSEL CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF COOK ) SS

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2022.

CORPORATE COUNSEL

TAX PARCEL PERMANENT INDEX NUMBERS:

- 10-13-220-031-0000
10-13-220-032-0000
10-13-220-035-0000
10-13-220-040-0000
10-13-220-041-0000

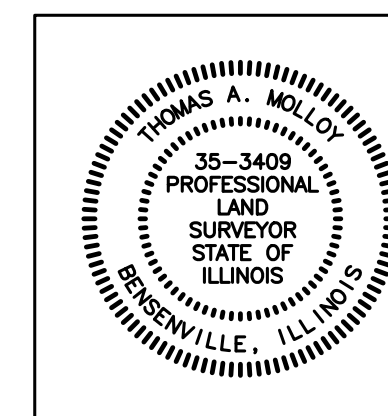
SEND FUTURE TAX BILLS TO:

PLAT SUBMITTED BY:

AFTER RECORDING RETURN TO:

CITY CLERK'S OFFICE
CITY OF EVANSTON
2100 RIDGE AVENUE, #1200
EVANSTON, IL 60201

PREPARED BY: EDWARD J. MOLLOY & ASSOCIATES
A DIVISION OF THOMAS A. MOLLOY, LTD. - PROFESSIONAL LAND SURVEYING
1236 MARK STREET, BENSenville, ILLINOIS 60106 (630) 595-2600 FAX:(630) 595-4700
E-MAIL: TMOLLOY@EM.MOLLOY.COM



PROFESSIONAL AUTHORIZATION

STATE OF ILLINOIS )
COUNTY OF DUPAGE ) SS

I, THOMAS A. MOLLOY, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS, LICENSE NUMBER 35-3409, DO HEREBY AUTHORIZE THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS, ITS STAFF OR AUTHORIZED AGENT, TO PLACE THIS DOCUMENT OF RECORD IN THE COUNTY RECORDERS OFFICE IN MY NAME AND IN COMPLIANCE WITH ILLINOIS STATUTES CHAPTER 109 PARAGRAPH 2, AS AMENDED.

SIGNED AT BENSenville, ILLINOIS, THIS 16TH DAY OF DECEMBER, A.D. 2022

EDWARD J. MOLLOY AND ASSOCIATES, LTD.
AN ILLINOIS PROFESSIONAL DESIGN FIRM - LICENSE NO. 184-004840

PRELIMINARY

THOMAS A. MOLLOY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3409
(EXPIRES NOVEMBER 30, 2024 AND IS RENEWABLE)

LAND SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF DUPAGE ) SS

I, THOMAS A. MOLLOY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY FOR THE PURPOSE OF SUBDIVIDING SAME INTO A TWO LOT SUBDIVISION:

LOTS 9, 10, 11 AND THE EAST HALF OF LOT 12 IN BLOCK 3, IN MERRILL LADD'S SECOND ADDITION TO EVANSTON, BEING A SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. I FURTHER CERTIFY THAT AN EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 17031C0285J WITH A MAP REVISED DATE OF AUGUST 19, 2008, SHOWS THAT THE PROPERTY LEGALLY DESCRIBED HEREON FALLS WITHIN ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN. I FURTHER CERTIFY THAT SAID SURVEY IS WITHIN THE CORPORATE LIMITS OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN. I FURTHER CERTIFY THAT THE MONUMENTS AND SURVEY STAKES NOTED ON THE ANNEXED PLAT HAVE BEEN ESTABLISHED ON THE SITE.

SIGNED AT BENSenville, ILLINOIS, THIS 16TH DAY OF DECEMBER, A.D. 2022

EDWARD J. MOLLOY AND ASSOCIATES, LTD.
AN ILLINOIS PROFESSIONAL DESIGN FIRM - LICENSE NO. 184-004840

PRELIMINARY

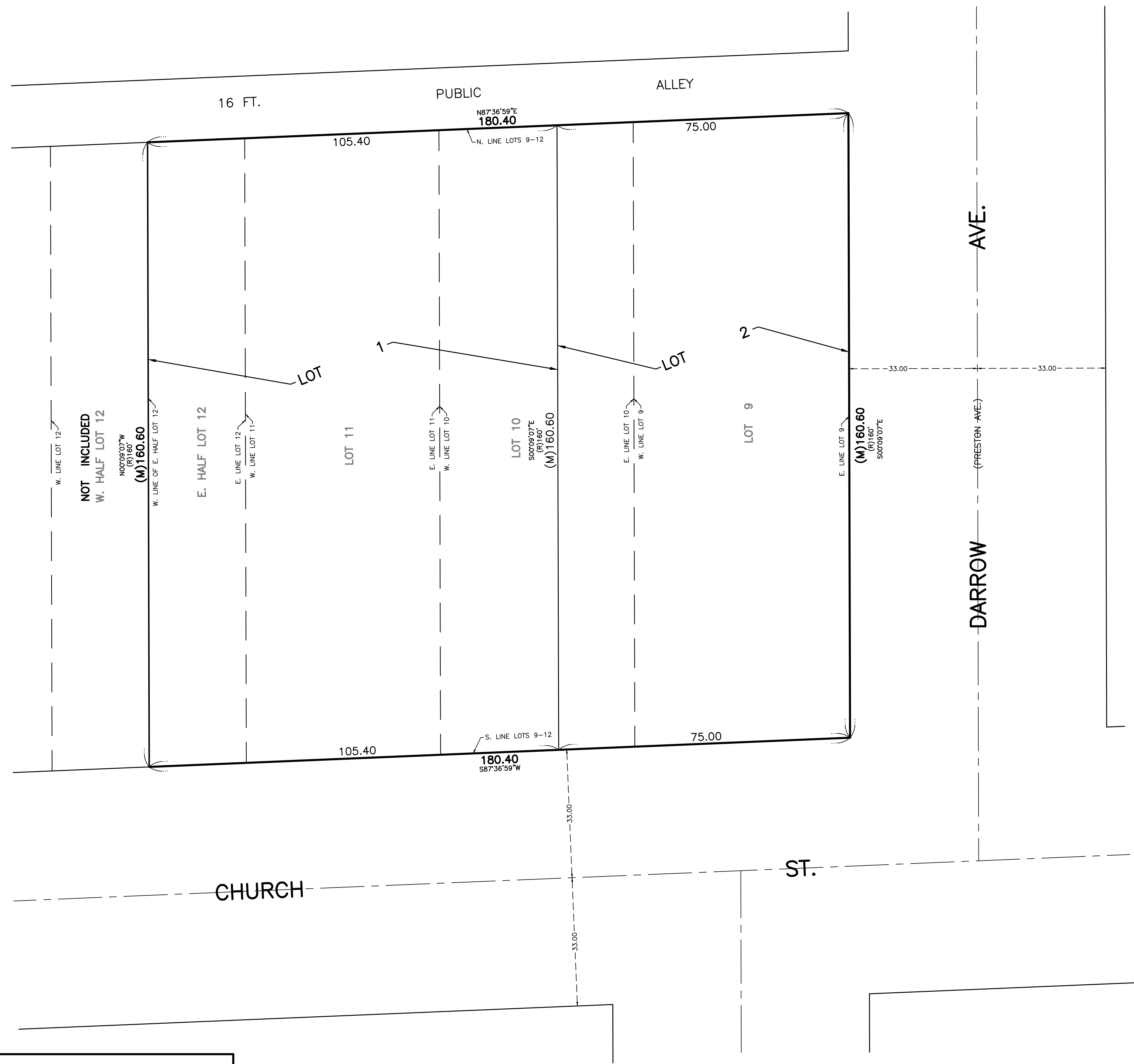
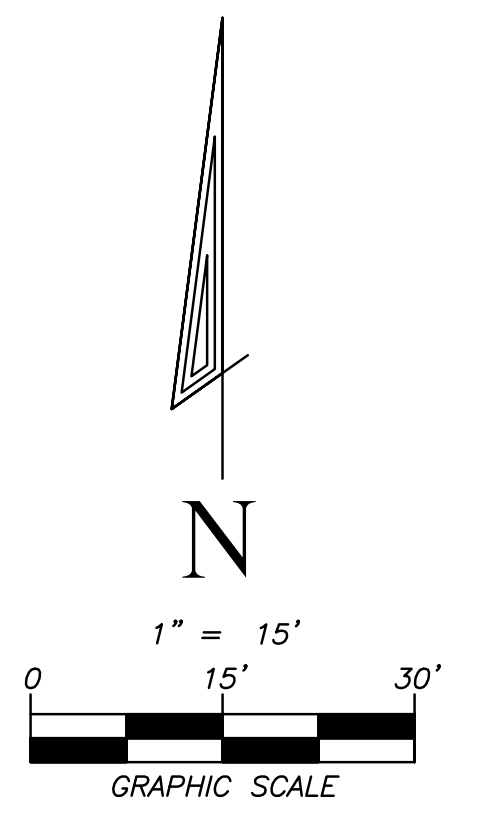
THOMAS A. MOLLOY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3409
(EXPIRES NOVEMBER 30, 2024 AND IS RENEWABLE)

Table with 4 columns: REVISION DATE, ORDER NO., REVISION, and content. Includes draft info: DRAFTED BY: BJE, PAGE: 2 OF 2, ORDER NO.: 220101, FILE: 13-41-13, PROJECT NO.: 2185TAM.

PRELIMINARY PLAT OF SUBDIVISION

# MT PISGAH SUBDIVISION

BEING A RESUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13,  
TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



AREA SUMMARY:

LOT 1:	16,914 SQ. FT. OR 0.3883 ACRES
LOT 2:	12,036 SQ. FT. OR 0.2763 ACRES
DEDICATED RIGHT-OF-WAY:	0 SQ. FT. OR 0 ACRES
TOTAL:	28,950 SQ. FT. OR 0.6646 ACRES

DRAFTED BY: BJE		
PAGE: 2 OF 2		
ORDER NO.: 220101		
FILE: 13-41-13		
PROJECT NO.: 2185TAM		
REVISION DATE	ORDER NO.	REVISION
DEC. 16, 2022	220101	PRELIMINARY SUBDIVISION PLAT

MONUMENTS TO BE SET AT ALL LOT CORNERS

**PRELIMINARY PLAT**

PREPARED BY:  
**EDWARD J. MOLLOY & ASSOCIATES**  
A DIVISION OF THOMAS A. MOLLOY, LTD. - PROFESSIONAL LAND SURVEYING  
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