

**RESOLUTION NO. 07-1955**

**VOTE: Passed on a roll call vote. Voting**  
**aye: Trustees Hendrick, Hickey, Madell,**  
**Rodeghier, Bures and Hartigan. Voting**  
**nay: none.**

**A RESOLUTION APPROVING THE**  
**AMENDED EXCESS RIGHTS-OF-WAY**  
**DISPOSAL POLICY AND**  
**PROCEDURES DATED MARCH 12,**  
**2007 OF THE VILLAGE OF WESTERN**  
**SPRINGS**

**DATE: March 26, 2007**

**OTHER:**

WHEREAS, the Village, acting by and through its President and Board of Trustees (Board) is empowered by the Illinois Compiled Statutes to dispose of excess property or rights-of-way; and

WHEREAS, the Properties and Recreation Committee of the Village Board had established and followed a policy of excess rights-of-way disposal since 1995; and

WHEREAS, the Properties and Recreation Committee has recommended certain amendments to said excess rights-of-way disposal policy; and

WHEREAS, sales of rights-of-way have not met expectations; and

WHEREAS, this pricing reflects the current downturn in the general real estate market; and

WHEREAS, the Village Board is desirous of approving and authorizing said amended policy.

**NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS, as follows:**

**SECTION 1.** The Board concurs with the recommendation of the Properties and Recreation Committee to approve and authorize an amended excess right-of-way disposal policy in the form and content as attached to this Resolution as "Exhibit A".

**PASSED** by the Board of Trustees of the Village of Western Springs, Cook County, Illinois, at a Special Meeting thereof, held on the 26<sup>th</sup> day of March, 2007 and approved by me as President on the same day.

ATTEST:

Sarahyn E. Sullivan  
Dep. Village Clerk

John J. Lynch  
Village President

**VILLAGE EXCESS RIGHTS-OF-WAY DISPOSAL  
POLICY AND PROCEDURES  
DATED MARCH 26, 2007**

- A. The Village Board (or “corporate authorities”), in its sole discretion, may offer to vacate dedicated street or alley rights-of-way which have not been fully improved with a roadway surface comparable to current Village Subdivision Code standards for purchase by adjacent property owners in accordance with this Policy, the applicable Western Springs Municipal Code provisions and the Illinois Vacation Statute (65 ILCS 5/11-91-1 et seq.). In considering any vacation petition, the Village Board has the right under the Illinois Vacation statute to deny a petition in its entirety or to grant all, less than all or more than all of the requested relief sought by any petition by vacating right-of-way in proportions that it deems to be in the public interest. The Village Board reserves the right to deviate from this Policy or grant an exception or variation from any provision of this Policy under the appropriate circumstances, provided such deviation, exemption or variation is approved by a three-fourths vote of the corporate authorities.
- B. Except in the case of Planned Developments involving multi-family or single family attached developments (collectively referred to as a “Residential Planned Development”) or commercial or mixed use<sup>1</sup> developments or redevelopments, if the vacation of a street or alley right-of-way is deemed by the Village Board to be in the public interest, the Village will require monetary compensation for the vacated right-of-way from the adjacent property owners at a cost per square foot not less than the per square foot dollar amounts set forth in the Cost Table attached to this Policy marked as Exhibit "A," as amended from time to time, and pursuant to the Illinois Vacation Statute (65 ILCS 5/11-91-1 et seq.), as amended. The corporate authorities of the Village will review the per square foot dollar amounts contained in the Cost Table on an annual basis and may adjust the square foot dollar amounts to reflect the current fair market value of the right-of-way properties from time to time. Any amendments or revisions to this Policy, including the Cost Table, shall be approved by the corporate authorities by the passage of a resolution. When any amendment to this Policy is approved by the corporate authorities through the passage of a resolution (e.g., a revised Cost Table with a new price schedule), a person will be allowed to continue with his or her petition under the prior Policy terms and provisions (including the prior purchase price of the right-of-way parcel), provided he or she has submitted to the Village Manager a petition to purchase a right-of-way parcel and has paid to the Village the 10% purchase price deposit and \$2,500.00 deposit required under Section J (1, 2) below prior to the approval of said resolution amending the

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<sup>1</sup> A mixed-use development or redevelopment is defined as any development or redevelopment of real estate that incorporates commercial or office uses with residential uses.

Policy. The price of acquiring title to certain dedicated right-of-way properties on and after March 26, 2007 (referred to as the "Revised 2007 Price Schedule") and the addresses and approximate dimensions of said properties are listed in the attached Table (**Exhibit "A"**). The corporate authorities reserve the right to adjust those prices as they deem appropriate.

The corporate authorities of the Village reserve the right to vacate and convey title to the entire dedicated right-of-way, or such lesser portion, lying adjacent to land owned by a property owner (or his/her/its contract purchaser or successor(s) in interest) who has filed a vacation petition requesting title to such right-of-way. In the case of a proposed or an existing Residential Planned Development or a commercial or mixed use development or redevelopment (collectively hereinafter referred to as "Development"), the corporate authorities of the Village reserve the right to set a price for the sale of such right-of-way based on: (1) the fair market value of the property; or (2) on the benefits (as documented in the public record by the Village Board) which will accrue to the Village as a result of the vacation and the incorporation of the vacated right-of-way into the Development. When considering a vacation petition that involves property to be incorporated into such a Development, the corporate authorities of the Village will conduct a public hearing on the vacation petition as required by this Policy, but they reserve the right to deny the vacation petition or to grant only preliminary approval of the vacation petition, subject to final consideration by the corporate authorities when they consider the recommendation of the Plan Commission relative to the Development petition after completion of the Commission's required public hearing process for such a Development. Any denial or preliminary approval by the corporate authorities shall be transmitted to the Plan Commission so that it can review the Development petition based on such information. Unless otherwise noted below, consideration of a vacation petition that involves property to be incorporated into a proposed or an existing Development shall follow this Policy.

- C. The Village Board reserves the right to amend this Policy at any time, including the list of properties and the minimum prices contained in **Exhibit "A."** The Village reserves the right to decline to vacate any Village right-of-way property. The Village Board is under no obligation to vacate any Village right-of-way property at the minimum price set forth in this Policy or at any other price. The corporate authorities shall have no obligation to vacate any Village right-of-way property, unless and until three-fourths of the Trustees holding office affirmatively vote to approve of the required vacation ordinance and all of the other terms, provisions and requirements of this Policy relative to the vacation are satisfied. The corporate authorities of the Village reserve the right to vacate any dedicated Village rights-of-way not listed on **Exhibit "A."** In such cases, the corporate authorities reserve the right to set a price for the sale of such rights-of-way based on the fair market value of the property or the benefits that will accrue to the Village as a result of the vacation.

D. If the Village receives a petition from an adjacent property owner requesting the vacation of the entire right-of-way parcel, or such lesser portion, lying adjacent to his or her property, the Village Board will consider vacating the right-of-way if the vacation is in the public interest. The internal review process for considering such a petition will be as follows: (1) within five (5) business days of receipt by the Village, copies of the petition will be mailed to the adjacent property owners under a cover letter that invites all of the adjacent property owners, including the petitioner, to a meeting with the Community Development Director and Village Engineer to discuss the petition and to determine whether the other adjacent property owners are interested in acquiring any portion of the right-of-way; (2) at the conclusion of his review of the matter, the Community Development Director will send a report to the Properties and Recreation Committee that summarizes the parties' positions and contains staff's recommendation; (3) the Properties and Recreation Committee will meet with the petitioner and the other adjacent property owners to discuss the petition, any responses of the other adjacent property owners to the petition and any alternate petitions filed by other adjacent property owners; (4) after it concludes its review of the matter, the Properties and Recreation Committee will forward a recommendation to the Village Board regarding the petition and any alternate petitions; (5) the Village Board will make a decision regarding whether the petition and any alternate petitions should be pursued; and (6) if the Village Board decides that a petition should be pursued, then the petitioner shall follow the remainder of this Policy, including Subsection J.

As used in this Policy, the term "public interest" includes any factors that support or weigh against the vacation of a right-of-way, including but not limited to: (1) the amount of right-of-way sought to be acquired under the petition(s); (2) the proposed use of the right-of-way parcel after acquisition (e.g., development, reserve as open space, use for driveway access, etc.); (3) the impact that the right-of-way vacation will have on adjacent properties; (4) whether the right-of-way vacation or the proposed use will require a driveway relocation or a utility relocation; and (5) the need to require a sidewalk easement or other utility easement within the right-of-way parcel. As used in this Policy, the term "adjacent property owner" means one whose property is located adjacent to and abuts the longest side line of the right-of-way. It is the intention of this Policy that only the respective property owners owning property adjacent to and abutting the longest side lines of the right-of-way be allowed to purchase right-of-way located immediately adjacent to his or her property. Further, it is the intention of this Policy that a property owner whose property is located only adjacent to and abutting the shortest side line of a right-of-way parcel not be allowed to acquire said right-of-way through the vacation process. For illustrative purposes, a diagram showing four parcels of property (A, B, C and D) and four right-of-way parcels (A1, B1, C1 and D1) is attached to this Policy as **Exhibit "B"** to highlight the permitted and not permitted acquisitions. Under this Policy, for example, the owner of A is limited to requesting the vacation and purchase of A1 and B1. If the owner of A acquires A1, the Village would not permit said owner (or any

subsequent owner) at a later date to acquire C1 or D1 through the vacation process unless he or she also acquired either C or D. The prohibition of the owner of A1 acquiring title to C1 or D1 is based on the Village's desire to avoid the creation of irregular shaped lots of record, through-driveways and other land uses or configurations that are not consistent with orderly and beneficial growth and development. The only exception to the above limitation that will be considered by the Village Board is in the instance where a person agrees to purchase back-to-back right-of-way parcels for purposes of resubdivision into buildable lots that are generally consistent with the shape of lots in the immediate area and construction of residences on the resubdivided lots. Examples of this exception follow: (1) the owner of A first purchases A1 and B1 and then offers to purchase C1 and D1; or (2) the owner of A offers to purchase A1, B1, C1 and D1. Attached to this Policy as **Exhibit "C"** is a diagram showing the right-of-way vacations that the Village Board will consider for the unimproved portion of Sunset Terrace.

For purposes of this Policy, the term "adjacent to and abutting" does not include "*de minimus* contact" such as the situation where two or more corners of property meet.

It is also the intention of this Policy that adjacent properties do not become "landlocked" due to the vacation of a right-of-way, unless the landlocking of a particular parcel of property is determined by the Village to be in the public interest. When used in this Policy, the following common meaning of the term "landlocked" shall be applied: "there is no way to get in or out without crossing the land of another."

- (1.) Purchase of Less Than One-Half of the Right-of-Way: If the Village receives a petition from a property owner requesting the vacation of less than one-half of a right-of-way, the Village Board will consider the vacation petition and if approved, the petitioner shall pay a prorated share of the cost of the sidewalk installation required below. The purchase price of the remainder of right-of-way shall be based on the then current Pricing Schedule set forth in this Policy in effect at the time of subsequent purchase.

In cases where the property owner purchases less than the entire right-of-way, the Village shall treat the petitioner's adjacent lot of record and the vacated property as an interior lot for zoning regulation purposes.

- (2.) Existing Driveways on Rights-of-Way; New Residential Construction or Additions: Sections 8-1-6 and 8-1-7 of the Village Code prohibit the placement of or the encroachment of buildings and structures, such as driveways, onto the Village rights-of-way. Despite this prohibition, it is the intention of the Village to allow residents to maintain their existing driveways on portions of Village rights-of-way covered by this Policy that are currently used for driveway access to existing residences and garages, subject to the

provisions of the Western Springs Municipal Code of 1997, as amended. Where the Village right-of-way is currently improved with a driveway (concrete, asphalt, crushed stone, etc.), a property owner, at his or her expense, may maintain or repair an existing driveway with like kind materials (i.e., replace asphalt with asphalt) or upgraded materials (i.e., replace crushed stone with concrete or asphalt with brick pavers) on said right-of-way, but the owner shall not alter, expand or extend any portion of the driveway on the right-of-way without the approval of the corporate authorities which may be withheld. The intent of the Village Board is to not allow the relocation of a driveway to another location on the public right-of-way because of the prohibitions of Sections 8-1-6 and 8-1-7. Where the Village right-of-way is not currently improved with a driveway, a property owner is prohibited from constructing a driveway on said right-of-way.

In the case where a property owner uses or maintains an existing driveway or a shared driveway located on the Village right-of-way and he or she desires to construct a new residence (e.g., a teardown situation) or an addition to an existing residence that increases the value of the existing residence and real property by more than fifty percent (50%) of the fair market value of the residence and real property, the property owner, at his or her expense, shall have the following options: (a) install a private driveway access at a location on his or her own property and remove the existing driveway located on the Village right-of-way within 30 days of completion of the new driveway; or (b) purchase the entire right-of-way, or such lesser portion, adjacent to his or her property for a driveway access on private property and if the existing driveway is not already located entirely upon the vacated right-of-way and/or private property, rebuild the driveway so that it is entirely on private property or install a new driveway on said property and remove the existing driveway located from the Village right-of-way within 30 days of completion of the new driveway. The property owner shall be responsible for providing to the Village a MAI appraisal to establish that an addition to an existing residence does not increase the value of the existing residence and real property by more than fifty percent (50%) of the fair market value of the residence and real property.

- (3.) Shared Driveways: In the case of an existing shared driveway located on the Village right-of-way, the property owner (or successor owner) who acquires a right-of-way parcel shall relocate the driveway within 2 years of the approval date of the vacation ordinance and shall be responsible for paying the costs of removing the shared driveway located on the public right-of-way and the installation of a replacement driveway for the adjacent property owner who uses the shared driveway, subject to reimbursement as provided for below. It is the intention of the Village Board that the replacement driveway be located on private property. If relocation on private property is not a viable option, as determined by the Village Engineer, then where the remainder of the shared driveway can be expanded in order to continue to provide access on the

dedicated right-of-way, the property owner who eliminates his or her part of the shared driveway and thus creates the need for the expanded driveway shall pay for the expansion of the remainder of the driveway, subject to reimbursement as provided for below. In the petition, the property owner shall certify whether or not he or she intends to relocate his or her driveway access within 2 years of acquiring the vacated right-of-way parcel. The payment obligation and penalties (e.g., payment of all litigation expenses, including consultants' fees, attorneys' fees and costs, etc.) for failure to pay said funds shall be made part of the ordinance approving the vacation.

The Village Engineer, in his sole discretion, shall determine the location of the replacement driveway, the materials and specifications of said driveway and the cost of said driveway. The Village is not liable to any person (i) in the event the estimated driveway replacement cost determined by the Village Engineer is not adequate to cover the full cost of the installation of the replacement driveway, (ii) for the selection or hiring of a driveway installation contractor, or (iii) for the maintenance of the replacement driveway. Also, the Village is not liable for any failure or neglect to collect the money to be used for the estimated driveway replacement cost. If the funds are received by the Village from the property owner for the replacement or expanded driveway, said funds shall be paid to the other property owner only after he or she executes and delivers to the Village a signed release of claims and indemnity form relative to the driveway improvements which shall be prepared by the Village Attorney.

Where the Village, as a condition of approving a vacation petition, requires that an existing shared driveway located on the Village right-of-way be removed in order to allow for the installation of a sidewalk on said right-of-way, the petitioner shall be responsible for paying the cost of the installation of the replacement driveway for the other adjacent property owner who uses the shared driveway, subject to reimbursement below.

If any property owner, who receives a replacement driveway or the benefit of an expanded driveway access (or funds to construct said driveway or improvement), petitions the Village for the vacation of any portion of the right-of-way adjacent to his or her property within 10 years of receipt of said funds, the property owner shall, as a condition of the vacation approval, pay to the Village the value of said improvement, as determined by the Village Engineer, or the actual amount of said funds. The Village will endeavor to reimburse the initial petitioner who paid for said improvement or said funds or, if said person cannot be located, use said funds to maintain or install Public Facilities in the immediate area.

- E. If public utilities, street lighting, sanitary or storm sewers, fire hydrants and related water service lines, public sidewalks or any other above or below grade infrastructure or public improvements (the "Public Facilities") are located within

any portion of the right-of-way to be vacated, the Village Board shall reserve on a plat of vacation, as a condition of the vacation, a public utility and/or sidewalk easement of sufficient size to accommodate the repair, replacement, or maintenance of said Public Facilities or the installation of additional Public Facilities. The Village Engineer, in his or her discretion, shall determine the size of the required easement area. The plat of vacation and easement dedication shall be in a form approved by the Village Engineer and the Village Attorney. The vacation of a right-of-way by the Village will not remove or release any existing non-Village easement rights or other conditions of public record that are enforceable by other persons or private or public entities. If relocation of any of the Public Facilities located within the right-of-way to be vacated is required, the property owner acquiring said right-of-way shall be obligated to pay the actual cost of the relocation as a condition of the approval of the vacation. The Village Engineer will provide the property owner with a cost estimate for such work. The Village or its contractors or the private or public utility companies shall perform the relocation work. The property owner shall pay additional monies to the Village if the initial deposit required by this Policy is insufficient to pay for the actual cost of the relocation work. The Village will promptly return to the property owner any surplus of such funds if the relocation work is performed for less than the amount of the deposit.

- F. If Public Facilities do not exist at any location within any portion of a right-of-way to be vacated, the Village Board, in its sole discretion, may reserve, as a condition of the vacation, an easement of sufficient size to accommodate the installation, construction, repair, replacement, and maintenance of Public Facilities. In addition, the Village, in its discretion, may require that the property owner pay for all or one-half of the installation cost of a sidewalk within the retained sidewalk/public utility easement. The Village Engineer will provide the property owner with a cost estimate for such sidewalk installation work that will be performed by a contractor selected by the Village. The Village Engineer, in his or her discretion, shall determine the size of the required easement area. To the extent the Village pays any portion of the sidewalk installation, the Village will recover said costs from the other adjacent property owner at the time that said owner petitions for the vacation of the one-half right-of-way. If one adjacent property owner pays 100% of the sidewalk installation, the Village will endeavor to recover 50% of said costs from the other adjacent property owner at the time that said owner petitions for the vacation of the other one-half right-of-way parcel. The Village will endeavor to either pay said money to the initial petitioner or use said money to maintain the sidewalk in the future. The plat of vacation and easement dedication shall be in a form approved by the Village Engineer and the Office of the Village Attorney. If such an easement is reserved in a portion of the vacated right-of-way, Public Facilities may be installed by the Village or any utility company in the easement area at any time. Whether such Public Facilities will actually be installed by the Village or any utility company is within the sole discretion of the Village or the utility company.

- G. Prior to the approval of the vacation ordinance and upon request of the Village, the property owner shall deposit with the Village a sufficient amount of money in addition to the initial deposit, as determined by the Village Engineer, to pay for the actual cost of the relocation work for Public Facilities, the installation of a sidewalk and/or a replacement driveway (if necessary) and any consultant fees (Village Engineer, Village Attorney, surveyor, etc.) and costs incurred by the Village in considering and processing of the vacation petition, including without limitation, the preparation of the plat of vacation, the vacation ordinance, the cost of the title commitment/policy, and any filing or recording fees charged by the Cook County Recorder of Deeds or any other governmental agency.
  
- H. As a condition of the vacation, the property owner shall be required to pay the purchase price and sign the vacation ordinance which will contain an indemnity and hold harmless provision protecting the Village from any liability or damages arising out of or relating to the vacation, use of the vacated right-of-way, any easements or encumbrances affecting title to the vacated right-of-way or the environmental condition of said right-of-way, including the ground water. The vacation ordinance and plat of vacation will be filed with the Cook County Assessor's Office and recorded with the Office of the Cook County Recorder of Deeds.
  
- I. All vacations will be processed in accordance with the applicable provisions of the Western Springs Municipal Code of 1997, as amended, including Section 10-10-20 (Vacations), this Policy and the Illinois Vacation statute. Approval of a vacation of right-of-way requires the passage of an ordinance by the Village Board by three-fourths vote of the Trustees.
  
- J. The process for considering a vacation request is as follows:
  - (1.) Filing of a written petition (e.g., letter) seeking acquisition of a right-of-way parcel listed in the Policy and paying an initial \$2,500.00 deposit to the Village to be applied to the costs and fees associated with the consideration of and processing of the vacation petition, including any consultant fees (Village Engineer, Village Attorney, surveyor, etc.) and costs incurred by the Village, the preparation of the plat of vacation, the vacation ordinance, the cost of the title commitment/policy and any filing or recording fees charged by the Office of the Cook County Recorder of Deeds or any other any governmental agency. The property owner remains obligated to pay the balance of the total actual fees and costs incurred by the Village whether or not the vacation request is approved. If the Village Board denies the vacation request, the balance of any deposit, after the actual incurred costs and fees are satisfied, shall be promptly returned to the property owner. The initial \$2,500.00 deposit (and any additional funds deposited to pay the above fees and costs) is not money paid toward satisfying any portion of the purchase price under Section 2 below.

Because the proposed use of the vacated right-of-way may be impacted by existing easements or other conditions or easements that may be required by the Village Board, as part of the petition, the property owner shall identify his or her intended use of the vacated parcel so that the Village Board can evaluate whether the parcel is suitable for its intended purpose.

- (2.) A deposit of 10% of the purchase price of the right-of-way parcel is required at the time of filing the petition with the balance due as a condition of the approval of the vacation ordinance. If the property owner fails or refuses to pursue the vacation petition after paying the initial 10% deposit or fails or refuses to pay the balance of the purchase price for the vacation of right-of-way or if the Village Board denies the vacation request, all money paid toward the purchase price and any unused portion of the \$2,500.00 initial deposit shall be promptly returned to the property owner, except the Village shall be entitled to withhold an amount of money sufficient to reimburse itself for the actual out-of-pocket fees and costs incurred in reviewing and processing the petition, including all fees and costs set forth in Section J(1) above.
- (3.) Once the petition and deposits are received, the Village Attorney will order a title commitment and the Village Engineer will evaluate the right-of-way parcel relative to the Village's need to retain certain types of easements and the necessity of relocating any Public Facilities, removing a shared driveway or installing a sidewalk or a replacement driveway and the estimated cost of such relocation or installation work. For example, the Village customarily retains public utility easements on all vacated parcels and in certain circumstances may retain sidewalk, street lighting and/or storm sewer easements as well. There also may be other public or private easements or conditions of title that effect the parcel that will be disclosed by the title commitment. If the Village reserves any easements, the vacation ordinance and plat of vacation will specifically identify such easements.
- (4.) The Village Attorney will deliver to the property owner or to his or her attorney copies of the title commitment and the Village Engineer's written recommendation relative to the necessary easements or conditions that the Village will require as part of the vacation, including the estimate of cost for any relocation work relative to Public Facilities or the installation of a sidewalk or a replacement driveway. Then, within 30 days of receipt of said documents, the property owner must advise the Village if he or she desires to acquire the parcel and whether he or she is willing to pay all of the required costs and fees related to the acquisition, subject to the conditions set forth in the title commitment, the Village Engineer's written recommendation, and any other additional conditions that may be required

by the Village Board.

- (5.) If the property owner desires to proceed with the vacation petition, upon payment of the initial deposits (including any additional funds required by this Policy), a written notice of the date, time, place and purpose of a public hearing relative to the vacation petition shall be mailed via certified mail, return receipt requested by the Village to the property owner and all taxpayers of record for property located within 250 feet of the right-of-way to be vacated at least 15 days prior to the hearing date. The Village also will post notice of the hearing in accordance with the Open Meetings Act (e.g., a notice of the hearing will be sent to the local news media and posted in the Village Hall).
- (6.) At the public hearing, the property owner will have to provide evidence in support of his or her request that establishes why the vacation is in the public interest. The Village Board will close the public hearing (either on the initial hearing date or a later date if the hearing is continued) and then will vote to: (i) direct the Village Attorney to prepare a vacation ordinance (with or without a reservation of easements or other conditions) and a plat of vacation; or (ii) deny the vacation petition. In the case of a vacation petition that involves property to be incorporated into a proposed or an existing Residential Planned Development, the corporate authorities of the Village will conduct the public hearing on the vacation petition, but they reserve the right to deny the vacation petition or to grant only preliminary approval of the vacation petition, subject to final consideration by the corporate authorities when they consider the recommendation of the Plan Commission relative to the Residential Planned Development petition after completion of the Commission's required public hearing process for such a development. Any denial or preliminary approval by the corporate authorities shall be transmitted to the Plan Commission so that it can review the Residential Planned Development petition based on such information.
- (7.) If the petition is not denied, at a future Village Board meeting, the Village Board will vote on the vacation ordinance, provided that all monies required under this Policy have been paid and the necessary documents are executed by the property owner. If approved by the required super-majority vote of Trustees, a certified copy of the ordinance and plat of vacation will be filed by the Village with the Cook County Assessor's Office and then recorded with the Office of the Cook County Recorder of Deeds, provided that the property owner pays all monies due the Village under this Policy.
- (8.) The Village will provide the property owner with recorded copies of the vacation ordinance and plat of vacation to complete the transaction.



**Exhibit "A"**

Revised 2007 Price Schedule and  
Table of addresses and approximate dimensions of ROW properties

(attached)

**Village of Western Springs  
Available Right-of-Way  
March 26, 2007  
EXHIBIT A**

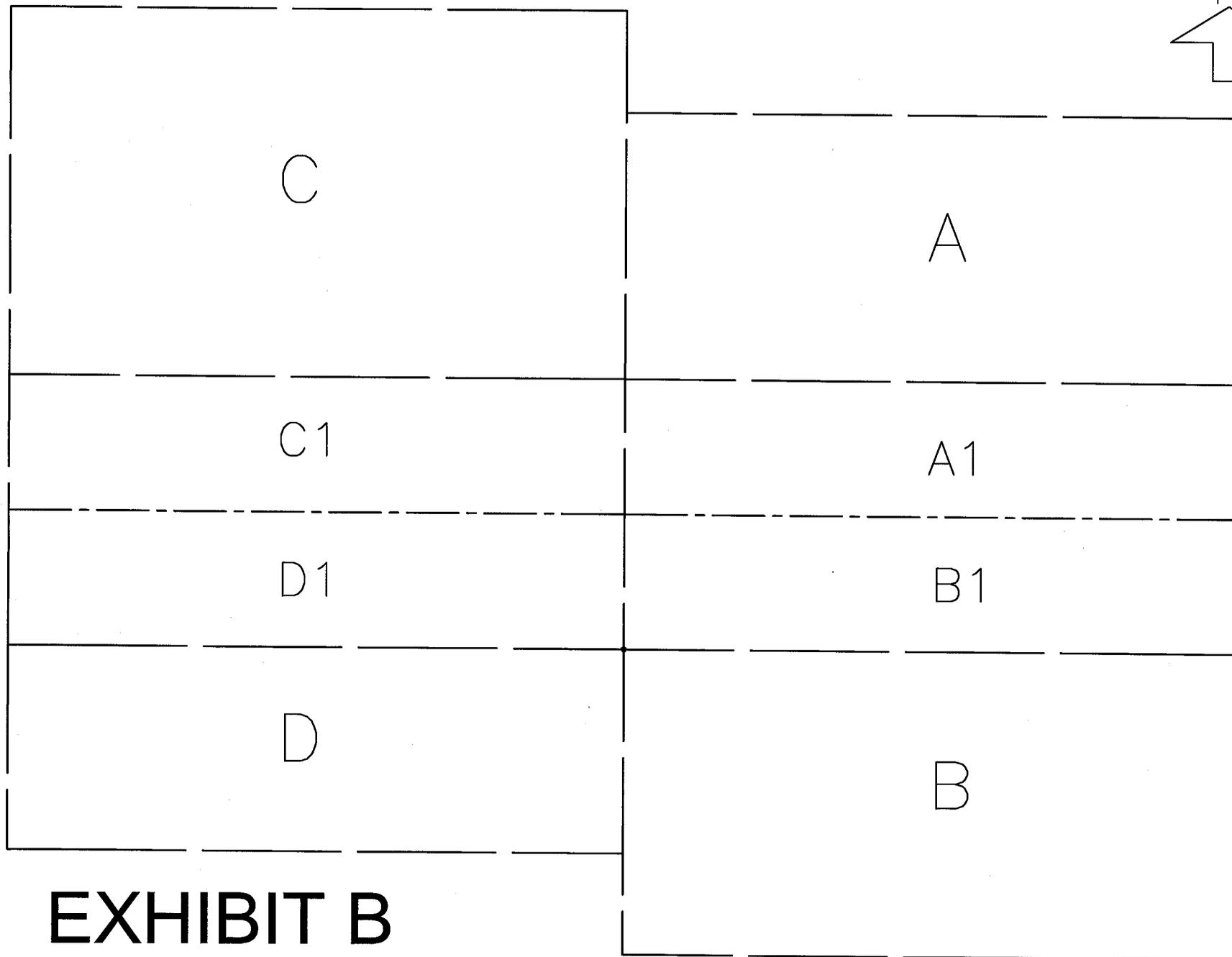
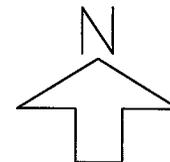
PIN Numbers		Adjacent Address	Potential Buyer	Available Width	Available Length In Feet	
1A	18-07-217-020-0000					
1B	18-07-223-015-0000	4940 Wolf Road	Schulman			
		5000 Wolf Road	O'Boyle	66	187	
2A	18-07-216-034-0000	4940 Lawn Avenue	Walsh			
2B	18-07-222-013-0000	5000 Lawn Avenue	Nicholson	56	187	
3A	18-07-216-026-0000	4941 Grand Avenue	Walton			
3B	18-07-222-001-0000	5003 Grand Avenue	Cusack	6	187	
4A	18-07-215-036-0000	4947 Woodland Avenue	Olzak			
4B	18-07-221-001-0000	5001 Woodland Avenue	Maicke	36	187	
5A	18-07-214-027-0000	4947 Central Avenue	Fitzgerald			
5B	18-07-220-019-0000	5001 Central Avenue	Hennessy	66	187	
6A	18-07-212-050-0000	18-07-212-051-0000	4942 Fair Elms Avenue	Diorio		
6B	18-07-218-031-0000	18-07-218-032-0000	5000 Fair Elms Avenue	Essig	66	
7A	18-07-218-045-0000	18-07-218-046-0000	5040 Fair Elms Avenue	Madden		
7B	18-07-400-037-0000	18-07-400-038-0000	5100 Fair Elms Avenue	Gayliard-Veguilla	66	
8A	18-07-404-036-0000		5142 Lawn Avenue	Hussey		
8B	18-07-410-027-0000		5200 Lawn Avenue	Ridder	56	
9A	18-07-404-032-0000		5145 Grand Avenue	Dicosola		
9B	18-07-410-034-0000		5201 Grand Avenue	Cunnea	18	
10A	18-07-403-033-0000		5140 Grand Avenue	Swapa		
10B	18-07-409-027-0000		5200 Grand Avenue	Leder	33	
11A	18-07-402-020-0000		5150 Woodland Avenue	Hamilton		
11B	18-07-408-024-0000		5200 Woodland Avenue	Schmidtke	66	
12A	18-07-401-037-0000		5144 Central Avenue	Roubal		
12B	18-07-407-019-0000		5200 Central Avenue	Freih/Krivicich	33	
13A	18-07-401-029-0000		5143 Fair Elms Avenue	Kouba		
13B	18-07-407-039-0000		5201 Fair Elms Avenue	Kruchten	66	
14A	18-07-400-053-0000	18-07-400-054-0000	5144 Fair Elms Avenue	Peters		
14B	18-07-406-045-0000	18-07-406-043-0000	5200 Fair Elms Avenue	Clancy	66	
15A	18-07-412-043-0000	18-07-412-045-0000	5348 Fair Elms Avenue	Nemecsek		
15B	18-07-418-043-0000	18-07-418-044-0000	5400 Fair Elms Avenue	Ryan	66	
16A	18-05-131-032-0000		10 Hillgrove Avenue	Gallina/Barth		
16B	18-05-131-015-0000	18-05-131-016-0000	4232 Gilbert Avenue	Mendelewski	16	
17A	18-05-131-019-0000	18-05-131-020-0000	18-05-131-021-0000	16 Hillgrove Avenue	Sharkey	
17B	18-05-131-028-0000		4229 Harvey Avenue	Cunningham	8	
18A	18-05-131-030-0000		4240/4244 Gilbert Avenue	Terrell		
18B	18-05-131-015-0000	18-05-131-016-0000	4232 Gilbert Avenue	Mendelewski	8	
19A	18-05-130-009-0000		4241 Linden Avenue	McCarty		
19B	18-05-130-029-0000		4245 Linden Avenue	Glynn	16	
20A	18-05-131-031-0000		4245/4247 Harvey Avenue	Pelling		
20B	18-05-131-028-0000		4229 Harvey Avenue	Cunningham	8	
21A	18-06-305-026-0000		4323 Western	Wolf		
21B	18-06-307-001-0000		1437 Sunset Terrace	Seivwright	65	
22A	18-06-305-025-0000		4321 Western	Nach		
22B	18-06-307-001-0000		1437 Sunset Terrace	Seivwright	60	
23A	18-06-305-024-0000		4319 Western	Pryor		
23A	18-06-307-001-0000		1437 Sunset Terrace	Seivwright	60	
<b>TOTALS</b>						

PRICE	DESCRIPTION
\$27.50	Unencumbered
\$21.50	One Encumbrance
\$19.50	Two Encumbrances

**Exhibit "B"**

Diagram of Parcels of A, B, C and D) and ROW parcels A1, B1, C1 and D1

(attached)



**EXHIBIT B**

**Exhibit "C"**

Diagram showing ROW vacations that the Village Board will consider for the unimproved portion of Sunset Terrace

(attached)

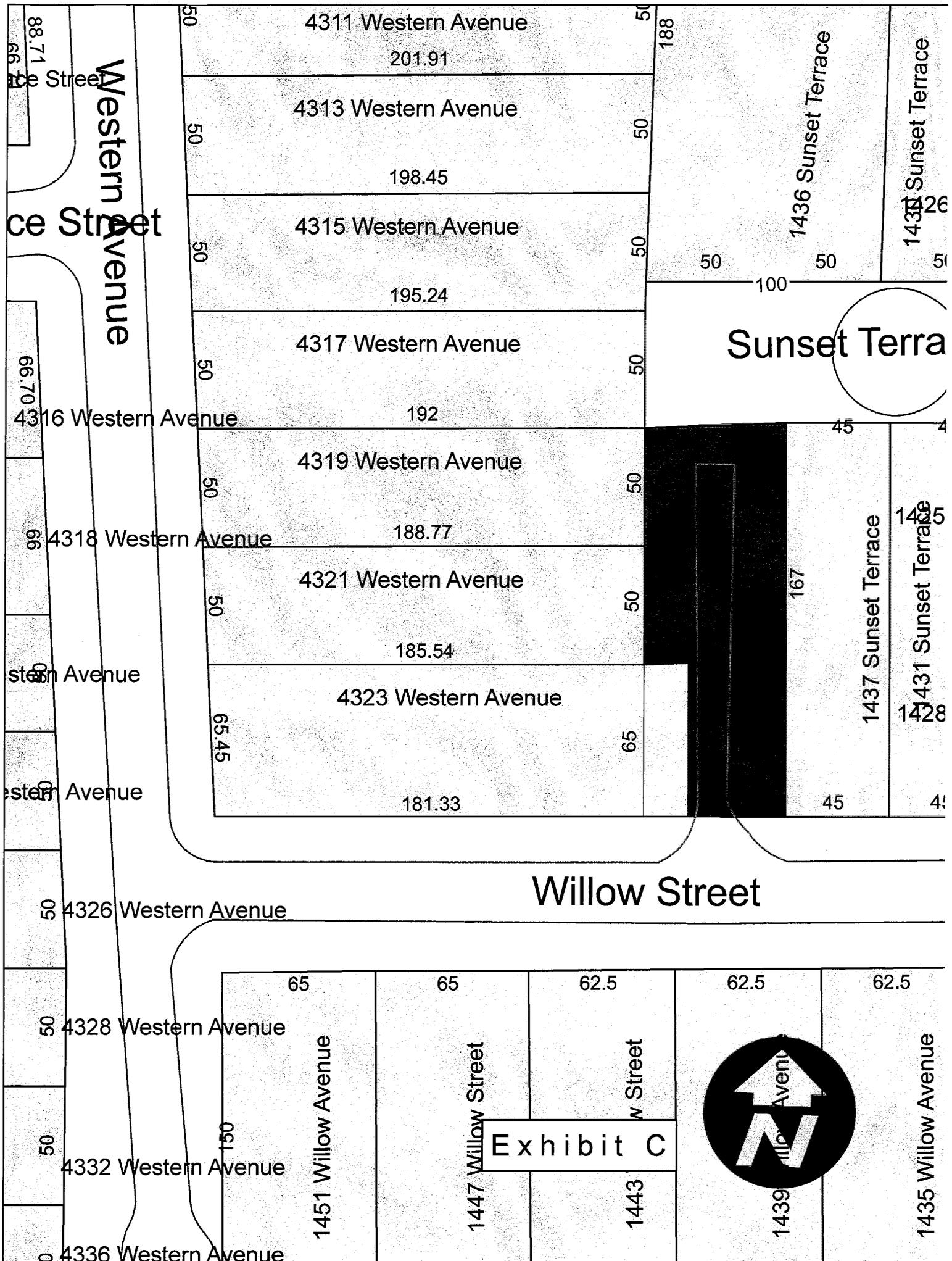


Exhibit C

