



City of Chicago



O2014-9749

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 12/10/2014

Sponsor(s): Balcer (11)

Type: Ordinance

Title: Vacation of public alleys in area bounded by S Morgan St,
W 37th Pl, S Sangamon St and W 38th St

Committee(s) Assignment: Committee on Transportation and Public Way

COMMERCIAL ORDINANCE

WHEREAS, the City of Chicago ("City") is a home rule unit of local government pursuant to Article VII, Section 6 (a) of the 1970 constitution of the State of Illinois and, as such, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the properties at 3738-3750 and 3752-3768 S. Sangamon Street, and 944-962 and 968-980 W. 38th Street are owned by 969 Land LLC, an Illinois Limited Liability Company; and

WHEREAS, 969 Land LLC proposes to use the portion of the alleys to be vacated herein for inclusion in a subsequent resubdivision; and

WHEREAS, the City Council of the City of Chicago, after due investigation and consideration, has determined that the nature and extent of the public use and the public interest to be subserved is such as to warrant the vacation of public alleys, described in the following ordinance; now therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. PARCEL 1:

THAT PART OF THE 18 FOOT WIDE EAST-WEST ALLEY, LYING SOUTH OF LOT 1 AND LYING NORTH OF LOT 16 IN BLOCK 15 IN GAGE, LEMOYNE AND HUBBARD'S SUBDIVISION OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ANTE FIRE, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 16; THENCE NORTH 00 DEGREES 00 MINUTES 19 SECONDS EAST, ON THE EAST LINE OF SAID LOT 16, A DISTANCE OF 147.19 FEET TO THE NORTHEAST CORNER OF SAID LOT 16 AND TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 53 MINUTES 18 SECONDS WEST, ON THE NORTH LINE OF SAID LOT 16, A DISTANCE OF 31.02 FEET TO THE NORTHWEST CORNER OF SAID LOT 16 AND TO THE EAST LINE OF THE VACATED ALLEY AS VACATED BY DOCUMENT NO. 5861289, RECORDED ON MAY 5TH, 1916; THENCE NORTH 00 DEGREES 00 MINUTES 19 SECONDS EAST, ON SAID EAST LINE, 18.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 54 MINUTES 36 SECONDS EAST, ON THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 31.02 FEET TO THE EAST LINE OF SAID BLOCK 15; THENCE SOUTH 00 DEGREES 00 MINUTES 19 SECONDS WEST, ON SAID EAST LINE, 18.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE 18 FOOT WIDE NORTH-SOUTH ALLEY, LYING EAST OF LOT 17 IN BLOCK 15 IN GAGE, LEMOYNE AND HUBBARD'S SUBDIVISION OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ANTE FIRE, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK 15; THENCE NORTH 89 DEGREES 52 MINUTES 00 SECONDS WEST, ON THE SOUTH LINE OF SAID BLOCK 15, A DISTANCE OF 206.17

FET TO THE SOUTHWEST CORNER OF LOT 9 AND TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 00 MINUTES 13 SECONDS EAST, ON THE WEST LINE OF SAID LOT 9, A DISTANCE OF 26.02 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 17 AND ALSO BEING THE SOUTH LINE OF THE VACATED ALLEY AS VACATED BY DOCUMENT NO. 5861289, RECORDED ON MAY 5TH, 1916; THENCE NORTH 89 DEGREES 52 MINUTES 00 SECONDS WEST, ON SAID SOUTH LINE, 18.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 17; THENCE SOUTH 00 DEGREES 00 MINUTES 13 SECONDS WEST, ON THE EAST LINE OF SAID LOT 17, A DISTANCE OF 26.02 FEET TO THE SOUTH LINE SAID BLOCK 15; THENCE SOUTH 89 DEGREES 52 MINUTES 00 SECONDS EAST, ON SAID SOUTH LINE, A DISTANCE OF 18.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, as shaded and legally described by the words HEREBY VACATED on the plat hereto attached as Exhibit A, which drawing for greater clarity, is hereby made a part of this ordinance, be and the same is hereby vacated and closed, inasmuch as the same is no longer required for public use and the public interest will be subserved by such vacations.

SECTION 2. The City of Chicago hereby reserves for the benefit of Commonwealth Edison its successors or assigns, a non-exclusive utility easement to operate, maintain, construct, replace and renew overhead wires, poles, and associated equipment and underground conduit, cables, and associated equipment for the transmission and distribution of electrical energy, telephonic and associated services under, over and along the alley herein vacated, with the right of ingress and egress. The grade of the vacated public way shall not be altered in a manner so as to interfere with the operation and maintenance of Commonwealth Edison facilities. No buildings, permanent structures or obstructions shall be placed over Commonwealth Edison facilities without express written release of easement by Commonwealth Edison. Any future vacation-beneficiary prompted relocation of Commonwealth Edison facilities lying within the area being vacated will be accomplished by Commonwealth Edison and done at the expense of beneficiary of the vacation.

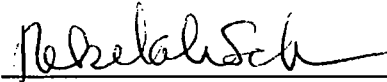
SECTION 3. The vacation and dedication herein provided for are made upon the express condition that within 180 days after the passage of this ordinance, 969 Land LLC shall deposit in the City Treasury of the City of Chicago, a sum sufficient to defray the costs of removing paving and curb returns, and constructing sidewalk and curb at the entrance to that part of the alleys hereby vacated, in accordance with current Department of Transportation Construction Guidelines for construction of public way.

SECTION 4. The vacation herein provided for is made upon the express condition that within 180 days after the passage of this ordinance, 969 Land LLC shall pay or cause to be paid to the City of Chicago as compensation for the benefits which will accrue to the owner of the property abutting said part of public alley hereby vacated the sum twenty seven thousand dollars (\$ 27,000), which sum in the judgment of this body will be equal to such benefits.

SECTION 5. The vacation herein provided for is made upon the express condition that within one hundred eighty (180) days after the passage of this ordinance 969 Land LLC shall file or cause to be filed for record in the Office of the Recorder of Deeds of Cook County, Illinois a certified copy of this ordinance, together with a full sized plat as approved by the Superintendent of Maps and Plats.

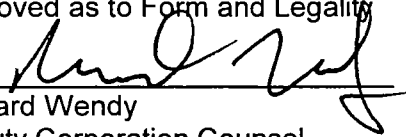
SECTION 6. This ordinance shall take effect and be in force from and after its passage. The vacation shall take effect and be in force from and after its recording.

Vacation Approved:

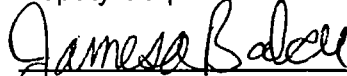


Rebekah Scheinfeld
Commissioner of Transportation

Approved as to Form and Legality



Richard Wendy
Deputy Corporation Counsel



Honorable James A. Balcer
Alderman, 11th Ward

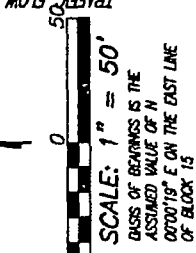
PLAT OF VACATION

W. 37TH PLACE

66' RIGHT-OF-WAY

TRAFFIC FLOW

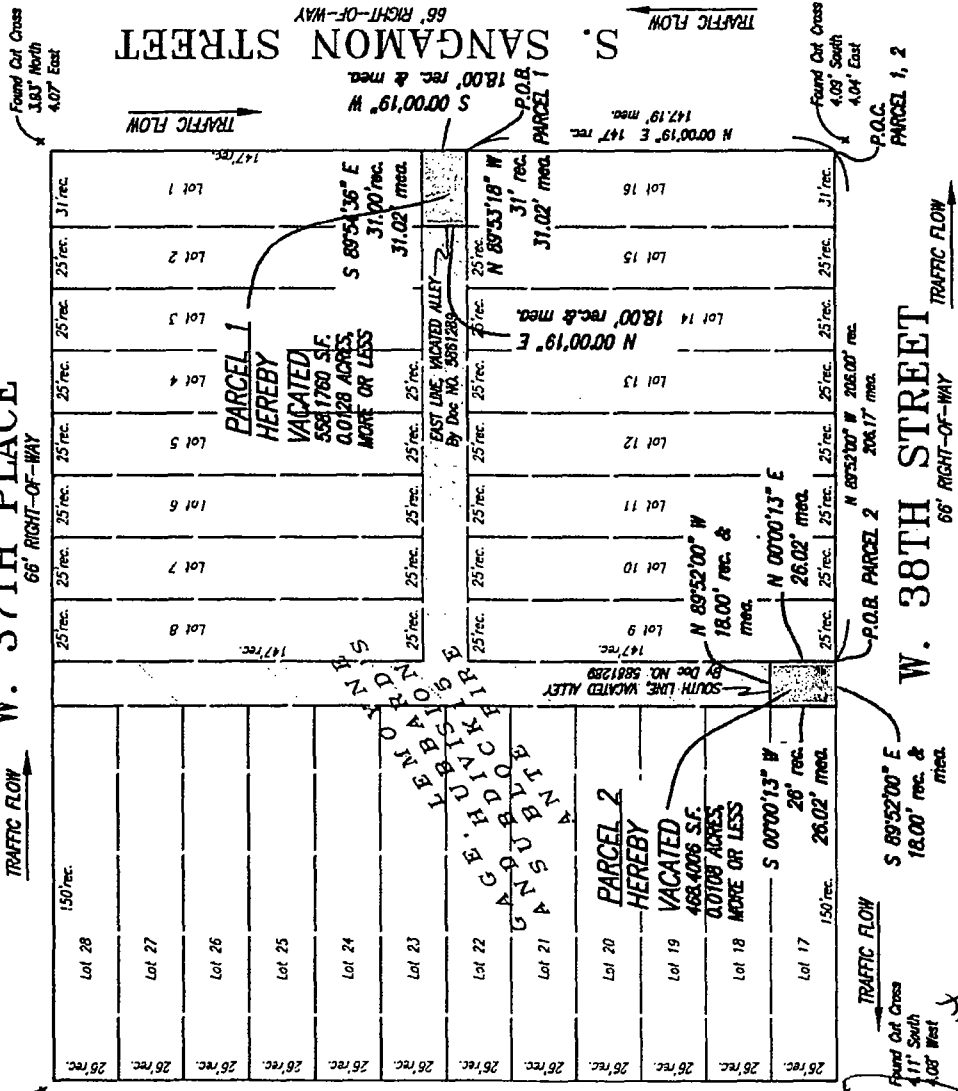
Found Out Cross
4.01' North
3.68' West



- LEGEND**
- POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - SF = SQUARE FOOT
 - rec. = RECORD DIMENSION
 - meas. = MEASURED DIMENSION
 - LOT LINE
 - RIGHT-OF-WAY LINE
 - TO BE VACATED
 - 18' WIDE ALLEY VACATED BY DEC. NO. 5861289, REC. 5-5-1916, BK 13100, PC 271

MAIL TO:
COOK ENGINEERING GROUP
26316 WILKINSON DRIVE
PLAINFIELD, IL 60585

- NOTES:**
- 1) ALL OF BLOCK 15 IS ZONED RS-3 CITY OF CHICAGO.
 - 2) THE PLAN FOR LOT 1 IN BLOCK 15 IS 17-32-414-020-0000. THE PLAN FOR LOTS 2-28 AND THE VACATED ALLEYS IN BLOCK 15 IS 17-32-414-020-0000.
 - 3) THE DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.
 - 4) NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THE PLAT.
 - 5) NO SURVEYOR MARGINS SHOULD BE ASSUMED.
 - 6) DISCREPANCIES SHOWN HEREON ARE AS OF NOVEMBER 22, 2014.



LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF THE 18 FOOT WIDE EAST-WEST ALLEY, LYING SOUTH OF LOT 1 AND LYING NORTH OF LOT 16 IN BLOCK 15 IN CHAS. LENOIR AND HUBBARD'S SUBDIVISION OF THE EAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ATE FIVE, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 16; THENCE NORTH 00 DEGREES 00 MINUTES 19 SECONDS EAST, ON THE EAST LINE OF SAID LOT 16, A DISTANCE OF 147.19 FEET TO THE NORTHEAST CORNER OF SAID LOT 16 AND TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 53 MINUTES 18 SECONDS WEST, ON THE NORTH LINE OF SAID LOT 16, A DISTANCE OF 31.02 FEET TO THE NORTHWEST CORNER OF SAID LOT 16 AND TO THE EAST LINE OF THE WANTED ALLEY AS VACATED BY DOCUMENT NO. 5861289, RECORDED ON MAY 5TH, 1916; THENCE NORTH 00 DEGREES 00 MINUTES 19 SECONDS EAST, ON SAID EAST LINE, 18.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 54 MINUTES 36 SECONDS EAST, ON THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 31.02 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 54 MINUTES 36 SECONDS EAST, ON THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 31.02 FEET TO THE EAST LINE OF SAID BLOCK 15; THENCE SOUTH 00 DEGREES 00 MINUTES 19 SECONDS WEST, ON SAID EAST LINE, 18.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

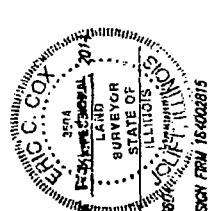
THAT PART OF THE 18 FOOT WIDE NORTH-SOUTH ALLEY, LYING EAST OF LOT 17 IN BLOCK 15 IN CHAS. LENOIR AND HUBBARD'S SUBDIVISION OF THE EAST 1/4 OF THE SOUTH 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ATE FIVE, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 15; THENCE NORTH 89 DEGREES 53 MINUTES 00 SECONDS WEST, ON THE SOUTH LINE OF SAID BLOCK 15, A DISTANCE OF 208.17 FEET TO THE SOUTHWEST CORNER OF LOT 9 AND TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 00 MINUTES 13 SECONDS EAST, ON THE WEST LINE OF SAID LOT 9, A DISTANCE OF 26.02 FEET TO THE EAST LINE OF THE WANTED ALLEY; THENCE SOUTH 89 DEGREES 53 MINUTES 18 SECONDS WEST, ON SAID SOUTH LINE, 18.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 17; THENCE SOUTH 00 DEGREES 00 MINUTES 13 SECONDS WEST, ON SAID SOUTH LINE, 18.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 17; THENCE SOUTH 00 DEGREES 00 MINUTES 13 SECONDS WEST, ON SAID SOUTH LINE, 18.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 17; THENCE SOUTH 00 DEGREES 00 MINUTES 13 SECONDS WEST, ON SAID SOUTH LINE, 18.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

STATE OF ILLINOIS)
COUNTY OF WELLS)

I, ERIC C. COX, AN ILLINOIS LAND SURVEYOR DO HEREBY ATTEST THAT I HAVE SUPERVISED THE SURVEY OF AND HAVE ASSEMBLED THE PLAT OF THE HEREON SHOWN AND DESCRIBED PARCEL AND TO THE BEST OF MY KNOWLEDGE AND BELIEF SAID PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

FIELD WORK COMPLETED ON AUGUST 22, 2014.

GIVEN UNDER MY HAND AND SEAL THIS 1ST DAY OF SEPTEMBER, 2014.



ERIC C. COX
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3890
RENEWAL DATE: NOVEMBER 30, 2016
DLZ INDUSTRIAL SURVEYING, INC. PROFESSIONAL DESIGN FIRM 164002815
164002815 (SUBDIVISION) BOUNDARY PLAT/LOT OF WILKINSON DRIVE, (REVISED 12-01-10) 210

REVISION	BY	DATE
REVISED PARCEL	EC	12/17/2014
REVISED PER CITY REVIEW	EC	12/22/14
REVISED PER CITY REVIEW	EC	01/27/15
REVISED PER CITY REVIEW	EC	11/28/14

CHICAGO
COOK ENGINEERING GROUP
JOSLYN SUBDIVISION
PLAT OF VACATION

CDOT# 32-11-13-3633

DLZ
INDUSTRIAL SURVEYING, INC.
116 W. WASHINGTON (101) 722-8440 FAX (101) 722-8448

NO.	DATE	REVISION
1	12/17/2014	REVISED PARCEL
2	12/22/14	REVISED PER CITY REVIEW
3	01/27/15	REVISED PER CITY REVIEW
4	11/28/14	REVISED PER CITY REVIEW

PROJECT NUMBER
T3550-7021-90

7021PL



CITY COUNCIL

CITY OF CHICAGO

COUNCIL CHAMBER

CITY HALL—SECOND FLOOR
121 NORTH LA SALLE STREET
CHICAGO, ILLINOIS 60602
TELEPHONE 312-744-4096
FAX: 312-744-8155

COMMITTEE MEMBERSHIPS

TRANSPORTATION & PUBLIC WAY
(CHAIRMAN)

BUDGET AND GOVERNMENT OPERATIONS

COMMITTEES, RULES AND ETHICS

EDUCATION AND CHILD DEVELOPMENT

FINANCE

PUBLIC SAFETY

WORKFORCE DEVELOPMENT AND AUDIT

ANTHONY A. BEALE

ALDERMAN, 9TH WARD
34 EAST 112TH PLACE
CHICAGO, ILLINOIS 60628
TELEPHONE: (773) 785-1100
FAX: (773) 785-2790

E-MAIL: WARD09@CITYOFCHICAGO.ORG

March 11, 2015

To the President and Members of the City Council:

Your Committee on Transportation and Public Way begs leave to report and recommend that Your Honorable Body pass A proposed vacation of all the remaining public alley segments in the block bounded by South Morgan Street, South Sangamon Street, West 37th Place, and West 38th Street in the 11th Ward. This ordinance was referred to the Committee on December 10, 2014.

This recommendation was concurred unanimously by a viva voce vote of the members of the Committee with no dissenting vote.

(Ward 11)

Respectfully submitted,

Anthony Beale,
Chairman