



City of Chicago



O2015-6340

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/17/2015
Sponsor(s):	Ervin (28)
Type:	Ordinance
Title:	Vacation of Public Way(s) W Bell Ave between W 13th St to intersection E-W public alley to the South, Within the 28th Ward
Committee(s) Assignment:	Committee on Transportation and Public Way



Direct Indiv

28

CHICAGO DEPARTMENT OF TRANSPORTATION
CITY OF CHICAGO

07/07/2015

Mr. Stephen Patton
Corporation Counsel
Room 600 - City Hall
Chicago, IL 60602-1289

Attention: Mr. Richard Wendy
Deputy Corporation Counsel

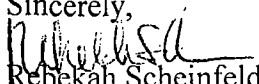
**Re: Vacation for the Illinois Medical District Commission / Anatomical Gift Assoc.
Intergovernmental Vacation File: 19-28-15-3694**

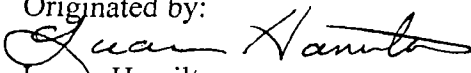
Dear Mr. Patton:

Pursuant to a request from Mr. Kesner Bienvenu, we are transmitting herewith for your review and approval as to form and legality an original and three (3) copies of a proposed vacation of the remaining portion of W. Bell Avenue between W. 13th Street and the intersecting E-W public alley to the south. This property is located in the 28th Ward.

The Illinois Medical District Commission is the owner of record to the properties adjoining the public street to be vacated. The people to contact in connection with this proposed ordinance are Attorneys Amy Kurson and Alia Horwick at 312-332-0055, and Mr. Kesner Bienvenu at 312-730-5821.

An easement has been reserved in Section 2 for the Water Department, Sewer Section. Section 3 of the ordinance reserves an easement for Comcast. Section 4 of the ordinance reserves an easement for Peoples Gas. Section 5 requires a deposit to be made to the Department of Transportation to ensure construction of curb and walk. Sections 6 and 7 of the ordinance are standard language regarding the recording.

Sincerely,

Rebekah Scheinfeld
Commissioner

Originated by:

Luann Hamilton
Deputy Commissioner

LH: MW: RD

cc: Alderman Jason Erwin
Alderman Anthony Beale

Sandra Foreman/w Attach. Dwg.-s.f. & Ord.(3) file copies

(2) 30 NORTH LASALLE STREET SUITE 1100, CHICAGO, ILLINOIS 60602
Maps & Plats

INTERGOVERNMENTAL 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 1300-1310 W. Bell Avenue and 1301-1311 W. Bell Avenue, are owned by the Illinois Medical District Commission; and

WHEREAS, the Illinois Medical District Commission proposes to assemble properties including the portion of the street to be vacated, in order to develop the site for the Anatomical Gift Association of Illinois; and

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

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

SECTION 1. THAT PART OF SOUTH BELL AVENUE IN THE SUBDIVISION OF BLOCK 10, EXCEPT RAIL ROAD, RECORDED APRIL 8, 1887 AS DOCUMENT NUMBER 814658, IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ANTE-FIRE, STREETS OPENED AND BLOCK NUMBERS DESIGNATED BY ORDINANCE PASSED NOVEMBER 21, 1853, ASSESSMENT CONFIRMED APRIL 17, 1854, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST OF LOT 11 IN BLOCK 1 IN THE SUBDIVISION OF BLOCK 10, AFORESAID; THENCE ALONG AN ASSUMED BEARING OF SOUTH 01°27'13" EAST ALONG THE WEST LINE OF SAID LOT 11 (BEING ALSO THE EAST LINE OF SOUTH BELL AVENUE), A DISTANCE OF 125.25 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 88°36'33" WEST ALONG THE EAST-WEST EXTENSION OF THE NORTH LINE OF AN EAST-WEST 16 FOOT WIDE PUBLIC ALLEY, 66.00 FEET TO THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 2 IN THE SUBDIVISION OF BLOCK 10, AFORESAID; THENCE NORTH 01°27'13" WEST ALONG THE EAST LINE OF SAID LOT 1 (BEING ALSO THE WEST LINE OF SOUTH BELL AVENUE), A DISTANCE OF 125.25 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 88°36'33" EAST ALONG THE SOUTH LINE OF WEST 13TH STREET 66.00 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

CONTAINING 8,266 SQUARE FEET OR 0.19 ACRES, MORE OR LESS.

as shaded and legally described by the words "HEREBY VACATED" on the plat hereto attached as Exhibit A, which drawing for greater, 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 vacation.

SECTION 2. The City of Chicago hereby reserves the area herein vacated, as a right of way for existing Water Department sewers and sewer structures, for the installation of any additional sewers, sewer structures and appurtenances now located, or which in the future may be located in the street as herein vacated, and for the maintenance, renewal and reconstruction of such facilities. It is also provided that, the City shall have 24 hour access to the area to be vacated; that no buildings or other permanent structures shall be erected on said right of way herein reserved, or other use made of said area, which in the sole discretion and judgment of the respective municipal officials having control of the aforesaid service facilities, would interfere with the use, maintenance, renewal, or reconstruction of said facilities, or the construction of additional municipally-owned service facilities; and that all sewers structures shall be exposed to grade. It is further provided that any vacation-beneficiary prompted adjustments to sewer facilities in the area to be vacated; and the repair, renewal or replacement of any private materials, or private property damaged in the area to be vacated as a result of the City exercising its easement rights shall be done at the expense of the beneficiary of the vacation.

SECTION 3. The City of Chicago hereby reserves for the benefit of Comcast its successors or assigns, an easement to operate, maintain, construct, replace, and renew overhead poles, wires, and associated equipment and underground conduit, cables, and associated equipment for the transmission and distribution of electrical energy, over, and along that portion of street herein vacated with the right of ingress and egress.

SECTION 4. The City of Chicago hereby reserves for the benefit of The Peoples Gas Light and Coke Co. an easement to operate, maintain, repair, renew and replace existing underground facilities and to construct new facilities in all of the area to be vacated, with the right of ingress and egress at all times for any and all such purposes. It is further provided that no buildings or other structures shall be erected on said easement herein reserved for The Peoples Gas Light and Coke Co. or other use made of the said area which would interfere with the construction, operation, maintenance, repair, removal, or replacement of said facilities, or the construction of additional facilities. Any future vacation- beneficiary prompted relocation of Peoples Gas facilities lying within the area being vacated will be accomplished by Peoples Gas, and done at the expense of beneficiary of the vacation.

SECTION 5. The vacation herein provided for is made upon the express condition that within 180 days after the passage of this ordinance, the Illinois Medical District Commission 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 street hereby vacated, in accordance with current Department of Transportation's Regulations for Opening, Repair and Construction in the Public Way and its appendices.

SECTION 6. The vacation herein provided for is made upon the express condition that within one hundred eighty (180) days after the passage of this ordinance, the applicant 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 matching full sized plat, as approved by the Superintendent of Maps and Plats.

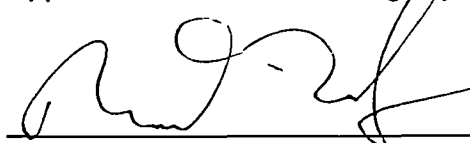
SECTION 7. This ordinance shall take effect and be in force from and after its passage and publication. The vacation shall take effect and be in force from and after its recording.

Vacation Approved:



Rebekah Scheinfeld
Commissioner

Approved as to Form and Legality

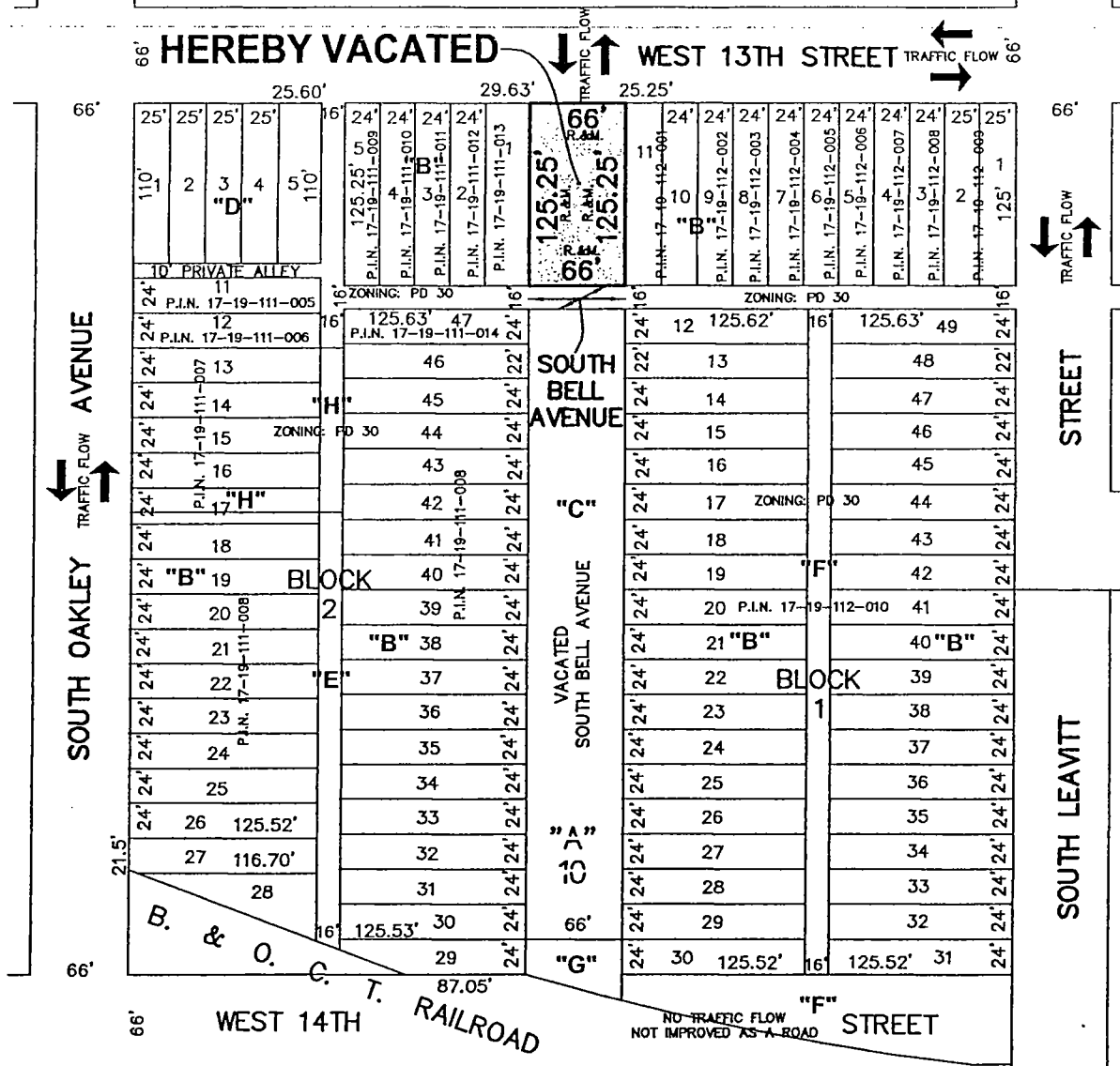


Richard Wendy
Deputy Corporation Counsel

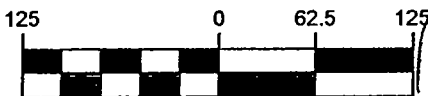
Honorable Jason Erwin
Alderman, 28th Ward

PLAT OF VACATION

DIMENSIONS ARE RECORD DISTANCES UNLESS OTHERWISE NOTED



GRAPHIC SCALE



(IN FEET)
1" = 125'

CDOT# 19-28-15-3694

REVISED: 7-9-2015 PER #2015-21091
REVISED: 6-22-2015 PER #2015-20979

ORDERED BY: ILLINOIS MEDICAL DISTRICT COMMISSION		CHECKED: RL	DRAWN: RL
ADDRESS: VACATION OF SOUTH BELL AVENUE			
GREMLEY & BIEDERMANN A Division of PLCS, CORPORATION LICENSE NO. 184-005322 PROFESSIONAL LAND SURVEYORS 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE: (773) 685-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM			
ORDER NO. 2014-20285-001	DATE: JANUARY 6, 2015	PAGE NO. 1 OF 3	
SCALE: 1 INCH = 125 FEET			

G:\CAD\2014\2014-20285\2014-20285-001.dwg

"A"
SUBDIVISION OF SECTION 19-39-14, STREETS OPENED AND BLOCK NUMBERS DESIGNATED BY ORDINANCE PASSED NOVEMBER 21, 1853 ASSESSMENT CONFIRMED APRIL 17, 1854 ANTE-FIRE

"B"
SUBDIVISION OF BLOCK 10, IN THE DIVISION OF SECTION 19-39-14 (EXCEPT R.R. RIGHT OF WAY) RECORDED APRIL 8, 1887 DOCUMENT #814658

"C"
VACATED BY ORDINANCE. PASSED MARCH 31, 1981 RECORDED JUNE 26, 1981 DOCUMENT #25917127

"D"
SUBDIVISION OF LOTS 6, 7, 8, 9 & 10 IN BLOCK 2, OF THE SUBDIVISION OF BLOCK 10 (EXCEPT THE RAILROAD) IN THE DIVISION OF SECTION 19-39-14 RECORDED AUGUST 4, 1890 DOCUMENT #1314087

"E"
VACATED BY ORDINANCE. PASSED JANUARY 23, 1905 RECORDED FEBRUARY 15, 1905 DOCUMENT #3654582

"F"
VACATED BY ORDINANCE. PASSED MARCH 21, 1910 RECORDED APRIL 4, 1910 DOCUMENT #4534784

"G"
VACATED BY ORDINANCE. PASSED FEBRUARY 15, 1928 RECORDED MARCH 22, 1928 DOCUMENT #9963369

"H"
VACATED BY ORDINANCE. PASSED OCTOBER 28, 1950 RECORDED DECEMBER 28, 1950 DOCUMENT #14980983

PLAT OF VACATION

DIMENSIONS ARE MEASURED DISTANCES UNLESS OTHERWISE NOTED
NO MONUMENTATION WAS SET OR FOUND IN THE PREPARATION OF THIS PLAT.

SURVEY PREPARED FOR / MAIL TO.

ILLINOIS MEDICAL DISTRICT COMMISSION
2100 WEST HARRISON STREET
CHICAGO IL 60612-3706

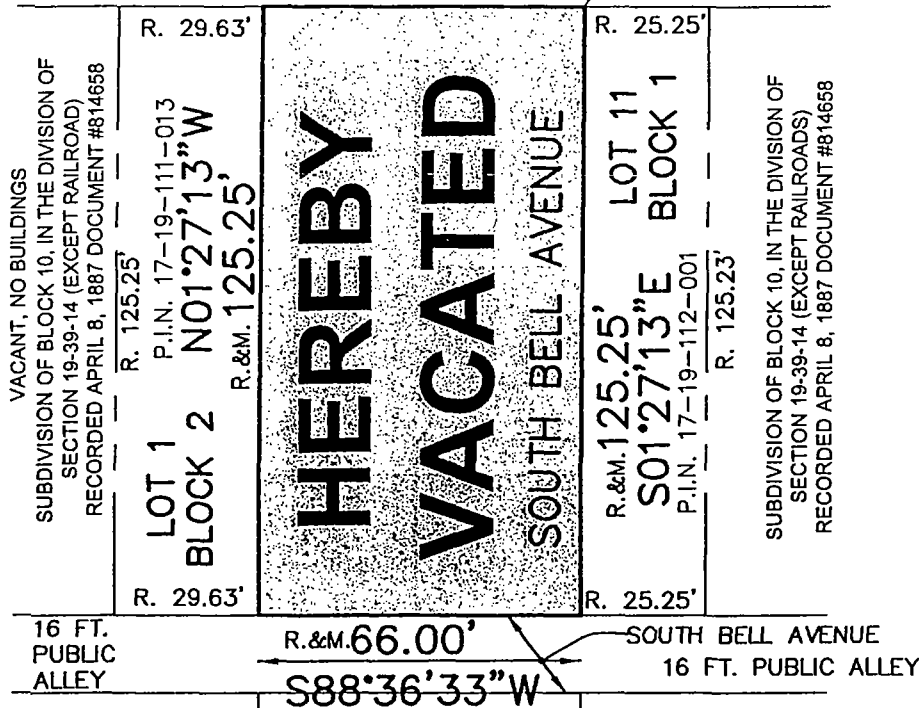
WEST 13TH STREET

(RECORD 66' PUBLIC R.O.W.)

N88°36'33"E

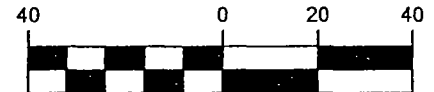
R.&M. 66.00'

POINT OF
BEGINNING



ASSUMED

GRAPHIC SCALE



(IN FEET)
1" = 40'

LEGEND



HEREBY VACATED

LOT LINES

STREETS & ALLEY

66' SOUTH BELL AVENUE HERETOFORE VACATED BY
ORDINANCE PASSED MARCH 31, 1981 AND RECORDED
JUNE 26, 1981 AS DOCUMENT NUMBER 25917127

SURVEY NOTES:

Note R. & M. denotes Record and Measured distances respectively.

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurement upon this plat.

Monumentation or witness points were not set at the clients request.

Improvements have been omitted at the clients request.

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.

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CDOT# 19-28-15-3694

REVISED: 7-9-2015 PER #2015-21091

REVISED: 6-22-2015 PER #2015-20979

ORDERED BY: ILLINOIS MEDICAL DISTRICT COMMISSION
ADDRESS: VACATION OF SOUTH BELL AVENUE

CHECKED: DRAWN:
RL

GREMLEY & BIEDERMANN

A Division of
PLCS, CORPORATION EXPIRES 4-30-2017
LICENSE No. 184-005322
PROFESSIONAL LAND SURVEYORS

4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 685-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM

ORDER NO.
2014-20285-001

DATE:
JANUARY 6, 2015

SCALE:
1 INCH = 40 FEET

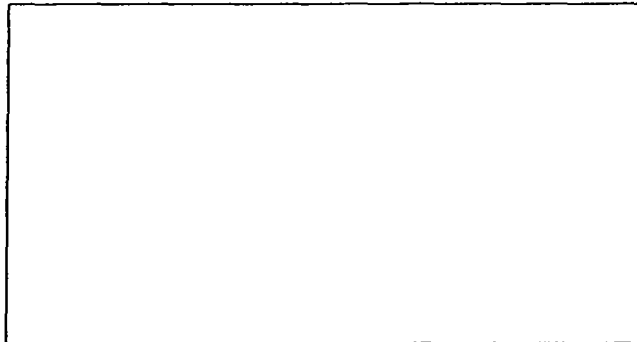
PAGE NO.
2 OF 3

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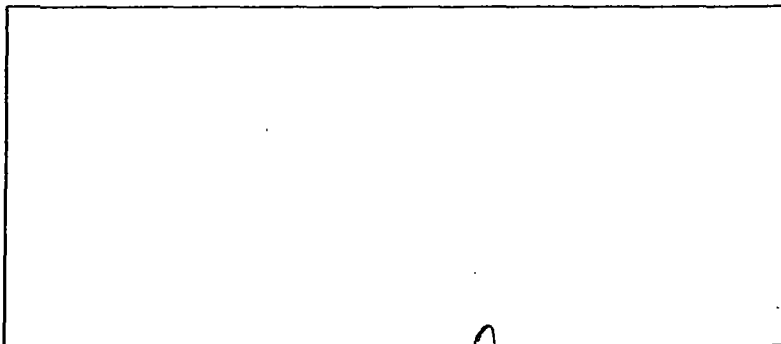
PLAT OF VACATION

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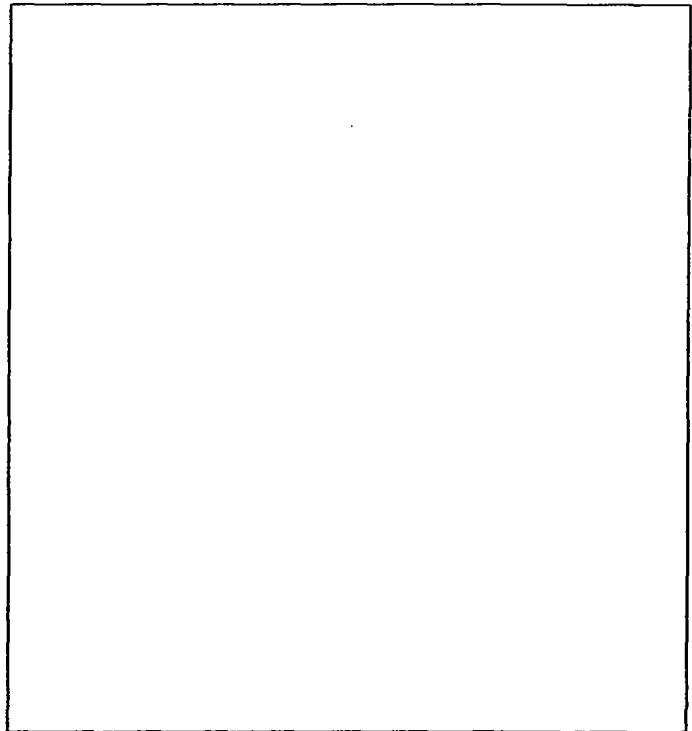
CONTAINING 8,266 SQUARE FEET OR 0.19 ACRES, MORE OR LESS.



CITY - DEPT. OF FINANCE



COOK CO.



C.D.O.T.

State of Illinois)
County of Cook)ss

We, GREMLEY & BIEDERMANN, INC. hereby certify that we have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey corrected to a temperature of 62° Fahrenheit.

Field measurements completed on JANUARY 6, 2015

Signed on July 9, 2015

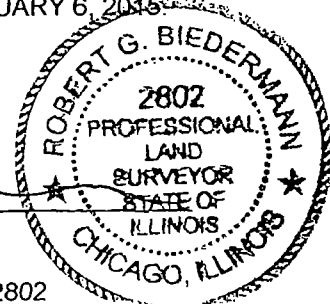
By:

Robert G. Biedermann

Professional Illinois Land Surveyor No. 2802

My license expires November 30, 2016

This professional service conforms to the current Illinois minimum standards for a boundary survey.



CDOT# 19-28-15-3694

REVISED: 7-9-2015 PER #2015-21091

REVISED: 6-22-2015 PER #2015-20979

ORDERED BY: ILLINOIS MEDICAL DISTRICT COMMISSION	CHECKED:	DRAWN:
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GREMLEY & BIEDERMANN A Division of PLCS, CORPORATION LICENSE No. 184-005322 PROFESSIONAL LAND SURVEYORS 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE: (773) 685-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM		

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