



# City of Chicago



O2023-1548

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	4/19/2023
<b>Sponsor(s):</b>	Abarca (12)
<b>Type:</b>	Ordinance
<b>Title:</b>	Vacation of public alley(s) in area bounded by S. Western Avenue, W. 47th Street and S. Damen Ave.
<b>Committee(s) Assignment:</b>	Committee on Transportation and Public Way

## INDUSTRIAL VACATION 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 City has experienced a significant loss of industry and jobs in recent years, accompanied by a corresponding erosion of its tax base, due in part to industrial firms' inability to acquire additional property needed for their continued viability and growth; and

WHEREAS, many industrial firms adjoin streets and alleys that are no longer required for public use and might more productively be used for plant expansion and modernization, employee parking, improved security, truck loading areas or other industrial uses; and

WHEREAS, the City can strengthen established industrial areas and expand the city's jobs base by encouraging the growth and modernization of existing industrial facilities through the vacation of public streets and alleys for reduced compensation; and

WHEREAS, the properties at 2200-2262 W. 47<sup>th</sup> Street and 2300-2304 W. 47<sup>th</sup> Street are owned by Pictor 4435 S. Western Boulevard LLC, a Delaware limited liability company ("Developer"); and

WHEREAS, the Developer proposes to construct three new, modern, Chicago Sustainable Development Policy compliant, one (1) story buildings including docks, parking, internal truck routing and EV charging stations for the occupation of future industrial tenants; 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 the remaining deadended public alley described below; now, therefore,

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

### SECTION 1. Legal Description

The vacation of:

THAT PART OF THE EAST-WEST 8 FOOT WIDE PUBLIC ALLEY LYING SOUTH OF AND ADJOINING UNSUBDIVIDED LANDS AND LYING NORTH OF AND ADJOINING LOTS 1 THROUGH 26 AND THAT PART OF LOT 27, ALL INCLUSIVE IN THE SUBDIVISION OF THAT PART OF THE SOUTH 5 ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 06, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN RECORDED DECEMBER 5, 1891 AS DOCUMENT NUMBER 1579357, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN SAID SUBDIVISION, BEING A POINT ON THE SOUTH LINE OF SAID EAST-WEST 8 FOOT WIDE PUBLIC ALLEY; THENCE

SOUTH 88 DEGREES 46 MINUTES 33 SECONDS WEST, ALONG SAID SOUTH LINE, ALSO BEING THE NORTH LINE OF LOTS 1 THRU 26 AND PART OF THE NORTH LINE OF LOT 27, A DISTANCE OF 671.72 FEET, SAID POINT BEING 3.83 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 27; THENCE NORTH 01 DEGREES 34 MINUTES 40 SECONDS WEST, A DISTANCE OF 8.00 FEET TO A LINE 8.00 FEET NORTH OF AND PARALLEL WITH SAID NORTH LINE OF LOTS 1 THRU 27, SAID LINE ALSO BEING A NORTH LINE OF SAID SOUTH 5 ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (ALSO BEING THE NORTH LINE OF SAID EAST-WEST 8 FOOT WIDE PUBLIC ALLEY); THENCE NORTH 88 DEGREES 46 MINUTES 33 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 671.72 FEET TO A LINE BEING NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 1; THENCE SOUTH 01 DEGREES 34 MINUTES 17 SECONDS EAST, ALONG SAID NORTHERLY EXTENSION OF EAST LINE OF LOT 1, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, TOTAL AREA IN SAID PARCEL DESCRIBED BEING 5374 SQUARE FEET OR 0.123 ACRES, MORE OR LESS, as shaded and legally described by the words "HEREBY VACATED" on the plat hereto attached as **Exhibit A**, which plat 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 vacation.

SECTION 2. The Commissioner of the Department of Transportation is hereby authorized to accept and approve a restrictive covenant or similar instrument restricting the use and improvement of the public way vacated in Section 1 of this ordinance to industrial uses and for such use and improvements that are accessory as that term is defined in the Chicago Zoning Ordinance. The reversion restriction in the covenant or instrument shall be for a term of forty (40) years and upon breach of such restriction the public way herein vacated shall revert to the City and be subject to the terms and conditions of the dedication by which it has been heretofore held by the City. The use restriction shall be in place into perpetuity unless released subject to payment of appraised compensation to the City.

SECTION 3. The vacation herein provided for is made under the express condition that the Developer, and its successors and assigns, shall hold harmless, indemnify and defend the City of Chicago from all claims related to said vacation.

SECTION 4. The vacation herein provided for is made upon the express condition that within 180 days after the passage of this ordinance, the Developer shall file or cause to be filed for recordation with the Office of the Cook County Clerk / Recordings Division, a certified copy of this ordinance, together with a restrictive covenant or other instrument, complying with Section 2 of this ordinance and approved by the Corporation Counsel, and the attached plat approved by the Department of Transportation's Superintendent of Maps and Plats.

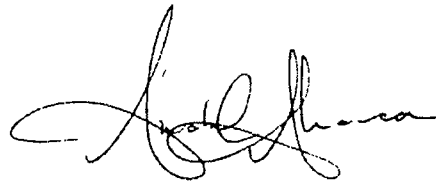
SECTION 5. This ordinance shall take effect and be in force from and after its passage and publication. The vacation shall take effect and be in force from and after the recording of the published ordinance and approved plat.

Vacation Approved:

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Gia Biagi  
Commissioner  
Department of Transportation

Introduced By:

A handwritten signature in black ink, appearing to read 'Anabel Abarca', is written over a horizontal line.

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Honorable Alderman Anabel Abarca  
Alderman, 12th Ward

CDOT File Number:

06-12-22-4028

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Vacation Approved:

A handwritten signature in black ink, appearing to read 'Gia Blagi', is written over a horizontal line.

Gia Blagi  
Commissioner  
Department of Transportation

Introduced By:

Honorable Alderman Anabel Abarca  
Alderman, 12th Ward

CDOT File Number:

06-12-22-4028

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# PLAT OF VACATION

## LEGEND

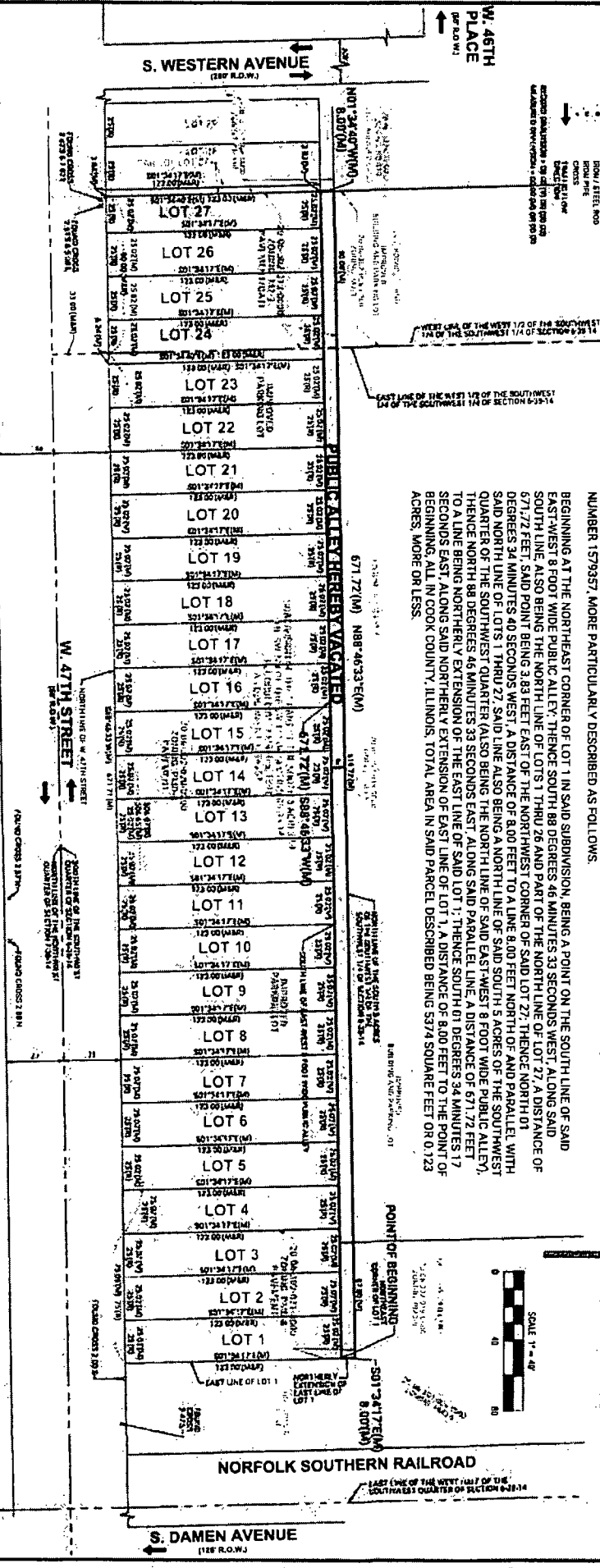
DIRECTION BETWEEN POINTS  
MAGNETIC NORTH ZONING  
DECLINATION 11° 15' E  
DATE 1/1/2020

HERREBY VACATED  
IRON STEEL AND  
CROSS  
CROSS  
CROSS

SECTION 16, TOWNSHIP 38 N, RANGE 14 E, OF THE 3RD PRINCIPAL MERIDIAN, ILLINOIS, BEING 37.74 ACRES, MORE OR LESS, DESCRIBED AS FOLLOWS:

PROPERTY DESCRIPTION:  
THAT PART OF THE EAST-WEST 8 FOOT WIDE PUBLIC ALLEY LYING SOUTH OF AND ADJOINING UNDIVIDED LANDS AND LYING NORTH OF AND ADJOINING LOTS 1 THROUGH 26 AND THAT PART OF LOT 27, ALL INCLUSIVE IN THE SUBDIVISION OF THAT PART OF THE SOUTH 5 ACRES OF THE SOUTHWEST QUARTER OF SECTION 06, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN RECORDED DECEMBER 5, 1891 AS DOCUMENT NUMBER 157937, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN SAID SUBDIVISION, BEING A POINT ON THE SOUTH LINE OF SAID EAST-WEST 8 FOOT WIDE PUBLIC ALLEY, THENCE SOUTH 88 DEGREES 46 MINUTES 33 SECONDS WEST, ALONG SAID SOUTH LINE, ALSO BEING THE NORTH LINE OF LOTS 1 THRU 26 AND PART OF THE NORTH LINE OF LOT 27, A DISTANCE OF 671.72 FEET, SAID POINT BEING 3.83 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 27, THENCE NORTH 01 DEGREES 34 MINUTES 40 SECONDS WEST, A DISTANCE OF 8.00 FEET TO A LINE 8.00 FEET NORTH OF AND PARALLEL WITH SAID NORTH LINE OF LOTS 1 THRU 27, SAID LINE ALSO BEING A NORTH LINE OF SAID SOUTH 5 ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (ALSO BEING THE NORTH LINE OF SAID EAST-WEST 8 FOOT WIDE PUBLIC ALLEY, THENCE NORTH 88 DEGREES 46 MINUTES 33 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 671.72 FEET TO A LINE BEING NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 1, THENCE SOUTH 01 DEGREES 34 MINUTES 17 SECONDS EAST, ALONG SAID NORTHERLY EXTENSION OF EAST LINE OF LOT 1, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, TOTAL AREA IN SAID PARCEL DESCRIBED BEING 37.74 SQUARE FEET OR 0.123 ACRES, MORE OR LESS.

AFFECTED PINS	
20-06-302-021	LOTS 1 & 2 & 3
20-06-302-020	LOTS 4-23 & PT LOT 24
20-06-302-013	PT LOT 24, LOTS 25&26, PT LOT 27
20-06-302-019	UNSUBDIVIDED LAND
20-06-302-019	UNSUBDIVIDED LAND
20-06-302-026	UNSUBDIVIDED LAND



- SURVEYOR'S NOTES**
1. BASE OF BEARINGS, TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE
  2. PREPARED FOR: BROOKFIELD PROPERTIES, 2121 N PEARL STREET, SUITE 1210 DALLAS, TEXAS 75201
  3. NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THE PLAT.
  4. LAST DATE OF FIELD WORK: DECEMBER 11, 2020.
  5. ZONING INFORMATION: SPRAWL, ILLINOIS 0450 ON CHICAGO DEPARTMENTAL MAP OF ZONING ON-LINE (CHICAGO MAP ACCESSIBLE JANUARY 24, 2022). THE UNDIVIDED LAND PROPERTY IS ZONED LDC-1, LIGHT MODERATE DENSITY, PHASE B IS A PLANNED MODERATE DENSITY DISTRICTS - STOCKMANS.
- LOCAL TID:**  
BROOKFIELD PROPERTIES  
2121 N PEARL STREET, SUITE 1210  
DALLAS, TEXAS 75201
- CDOT#06-12-22-4028**

**W. 47TH PLACE**  
(SEE ROW)

**CITY - DEPT. OF FINANCE**

**COOK COUNTY**

**CDOT#06-12-22-4028**

**STATE OF ILLINOIS**  
COUNTY OF COOK  
WE, JENNIFER L. BROWN, SURVEYOR, DO HEREBY CERTIFY THAT THE FOREGOING PLAT OF VACATION WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID VACATION.  
ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.  
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS VAPOR STANDARDS FOR A PROFESSIONAL SURVEY.  
GIVEN UNDER THE HAND AND SEAL OF SAY, THIS 03 DAY OF APRIL, 2021.  
JENNIFER L. BROWN, SURVEYOR

**CONSULTING ENGINEERS:** DATE: 04/26/2021  
**SUBDIVISION ENGINEERS:** 09/07/2021  
**LAND SURVEYORS:** 09/07/2021

95/5 W. Higgins Road, Suite 700  
Bloomington, Illinois 61818  
Phone (847) 656-4350 Fax (847) 656-4065

