



City of Chicago



O2018-7015

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/20/2018
Sponsor(s):	Foulkes (16)
Type:	Ordinance
Title:	Vacation of public way(s) in area bounded by S Peoria St, W 63rd St, S Green St and W 64th St
Committee(s) Assignment:	Committee on Transportation and Public Way

INTERGOVERNMENTAL VACATION ORDINANCE

WHEREAS, the City of Chicago 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 6321-6359 S. Peoria Street and 6320-6358 S. Green Street are owned by the City of Chicago; and

WHEREAS, the Department of Planning and Development ("Department") proposes to assemble properties including the portion of the street and alleys to be vacated; 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 and 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 S. PEORIA DRIVE PER CITY OF CHICAGO OPENING DOCUMENT RECORDED MAY 14, 1969 AS DOCUMENT 20841282, LYING WITHIN LOT 29 AND PART OF LOTS 27, 28, AND 30, ALSO THAT PART OF A NORTH-SOUTH 16 FOOT WIDE PUBLIC ALLEY LYING EAST OF LOTS 12 THROUGH 28, AND WEST OF LOTS 29 THROUGH 45, IN THE LUCY M. GREEN ADDITION TO CHICAGO, IN SECTION 20, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 1, 1891 AS DOCUMENT NUMBER 1497218, AND A EAST-WEST 16 FOOT WIDE PUBLIC ALLEY IN SAID LOT 15 DEDICATED AUGUST 7, 1929 AS DOCUMENT 10448877, MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 45 ALSO BEING A POINT ON THE EAST LINE OF SAID NORTH-SOUTH 16 FOOT WIDE PUBLIC ALLEY; THENCE SOUTH 01 DEGREE 33 MINUTES 45 SECONDS EAST ALONG THE EAST LINE OF SAID NORTH-SOUTH 16 FOOT WIDE PUBLIC ALLEY, 385.29 FEET TO THE NORTH

LINE OF SAID S. PEORIA DRIVE; THENCE NORTH 88 DEGREES 25 MINUTES 25 SECONDS EAST 101.99 FEET ALONG SAID NORTH LINE; THENCE EASTERLY 22.85 FEET ALONG A CURVE CONCAVE TO THE SOUTH WHOSE RADIUS IS 124.56 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 86 DEGREES 23 MINUTES 53 SECONDS EAST 22.82 FEET, TO THE EAST LINE OF SAID LOT 30, ALSO BEING THE WEST LINE OF S. GREEN STREET; THENCE SOUTH 01 DEGREE 33 MINUTES 36 SECONDS EAST ALONG THE EAST LINE OF SAID S. GREEN STREET 43.28 FEET TO THE SOUTHEAST CORNER OF SAID LOT 29 ALSO BEING THE NORTH LINE OF W. 64TH STREET; THENCE SOUTH 88 DEGREES 25 MINUTES 25 SECONDS WEST ALONG SAID NORTH LINE, ALSO BEING THE SOUTH LINE OF SAID LOTS 28 AND 29 165.43 FEET; THENCE NORTH 01 DEGREE 33 MINUTES 55 SECONDS WEST 48.06 FEET TO THE NORTH LINE OF SAID S. PEORIA DRIVE; THENCE EASTERLY 20.28 FEET ALONG SAID NORTH LINE, BEING A CURVE CONCAVE TO THE NORTH WHOSE RADIUS IS 75.00 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 83 DEGREES 49 MINUTES 43 SECONDS EAST 20.22 FEET; THENCE NORTH 88 DEGREES 25 MINUTES 25 SECONDS EAST 4.68 FEET TO THE EAST LINE OF SAID LOT 27 ALSO BEING THE WEST LINE OF SAID 16 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE NORTH 01 DEGREE 33 MINUTES 45 SECONDS WEST ALONG THE WEST LINE OF SAID 16 FOOT WIDE ALLEY 285.29 FEET TO THE SOUTHEAST CORNER OF SAID EAST-WEST 16 FOOT WIDE PUBLIC ALLEY DEDICATED AUGUST 7, 1929 BY DOCUMENT NO. 10448877; THENCE SOUTH 88 DEGREES 25 MINUTES 51 SECONDS WEST ALONG THE SOUTH LINE OF SAID PUBLIC ALLEY 24.73 FEET; THENCE NORTH 01 DEGREE 33 MINUTES 55 SECONDS WEST 16.00 FEET TO THE NORTH LINE OF SAID 16 FOOT WIDE PUBLIC ALLEY; THENCE NORTH 88 DEGREES 25 MINUTES 51 SECONDS EAST ALONG SAID NORTH LINE 24.73 FEET TO THE NORTHEAST CORNER OF SAID ALLEY ALSO BEING THE WEST LINE OF SAID 16 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE NORTH 01 DEGREE 33 MINUTES 45 SECONDS WEST ALONG SAID WEST LINE 84.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 12; THENCE NORTH 88 DEGREES 25 MINUTES 51 SECONDS EAST 16.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, SAID PARCEL CONTAINING 0.323 ACRES (14,063 SQ. FT.), MORE OR LESS.

ALONG WITH

PARCEL 2

THAT PART OF S. PEORIA DRIVE PER CITY OF CHICAGO OPENING DOCUMENT RECORDED MAY 14, 1969 AS DOCUMENT 20841282, LYING WITHIN PART OF LOTS LOTS 15 THROUGH 28, BOTH INCLUSIVE, IN THE LUCY M. GREEN ADDITION TO CHICAGO, IN SECTION 20, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 1, 1891 AS DOCUMENT NUMBER 1497218, AND A EAST-WEST 16 FOOT ALLEY IN SAID LOT 15 DEDICATED AUGUST 7, 1929 AS DOCUMENT NO. 10448877, MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 28 ALSO BEING THE

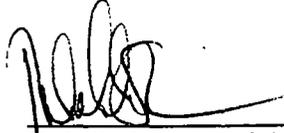
NORTH LINE OF W. 64TH STREET, AND THE EAST LINE OF S. PEORIA STREET; THENCE NORTH 01 DEGREE 33 MINUTES 55 SECONDS WEST ALONG THE WEST LINE OF SAID LOTS 15 THROUGH 28, AND THE EAST LINE OF SAID S. PEORIA STREET 346.64 FEET TO THE NORTHWEST CORNER OF SAID EAST-WEST 16 FOOT ALLEY; THENCE NORTH 88 DEGREES 25 MINUTES 51 SECONDS EAST ALONG THE NORTH LINE OF SAID EAST-WEST 16 FOOT ALLEY 100.00 FEET; THENCE SOUTH 01 DEGREE 33 MINUTES 55 SECONDS EAST 16.00 FEET TO THE SOUTH LINE OF SAID 16 FOOT EAST-WEST ALLEY; THENCE SOUTH 88 DEGREES 25 MINUTES 51 SECONDS WEST 96.87 FEET; THENCE SOUTH 21 DEGREES 44 MINUTES 57 SECONDS EAST 69.74 FEET; THENCE SOUTHERLY 101.82 FEET ALONG A CURVE CONCAVE TO THE WEST WHOSE RADIUS IS 290.25 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 11 DEGREES 41 MINUTES 57 SECONDS EAST 101.26 FEET; THENCE SOUTH 01 DEGREE 33 MINUTES 55 SECONDS EAST 45.11 FEET; THENCE SOUTHEASTERLY 97.54 FEET ALONG A CURVE CONCAVE TO THE NORTHEAST WHOSE RADIUS IS 75.00 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 38 DEGREES 49 MINUTES 24 SECONDS EAST 90.81 FEET; THENCE SOUTH 01 DEGREE 33 MINUTES 55 SECONDS EAST 48.06 FEET TO THE SOUTH LINE OF SAID LOT 28, SAID LINE ALSO BEING THE NORTH LINE OF SAID W. 64TH STREET; THENCE SOUTH 88 DEGREES 25 MINUTES 25 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 28, AND THE NORTH LINE OF SAID W. 64TH STREET, 100.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS SAID PARCEL CONTAINING 0.405 ACRES (17,626 SQ. FT.), MORE OR LESS both 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 vacations herein provided for are made upon the express condition that within 180 days after the passage of this ordinance, the Department or its assigns shall deposit in the City Treasury of the City of Chicago, a sum sufficient to defray the costs of removing paving, diverter and curb returns, and constructing parkway, sidewalk, cul de sac, etcetera, in accordance with the approved plan and the most current version of the Chicago Department of Transportation's Regulations for Opening, Repair and Construction in the Public Way and its appendices,

SECTION 3. The vacations herein provided for are made upon the express condition that within one hundred eighty (180) days after the passage of this ordinance, the Department shall file or cause to be filed for recordation with the Office of the Recorder of Deeds of Cook County, Illinois a certified copy of this ordinance, together with the associated full sized plat as approved by the Department of Transportation's Acting Superintendent of Maps and Plats.

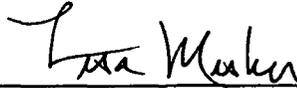
SECTION 4. This ordinance shall take effect and be in force from and after its passage and approval. The vacations shall take effect and be in force from and after recording of this ordinance and the associated plat.

Vacations Approved:



Rebekah Scheinfeld
Commissioner

Approved as to Form and Legality



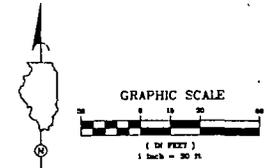
Lisa Misher
Deputy Corporation Counsel



Honorable Toni Foulkes
Alderman, 16th Ward

EXHIBIT A PLAT OF VACATION

TOTAL AREA OF VACATION IS 0.727 ACRES
(31,689 SQUARE FEET), MORE OR LESS.



LEGEND AND ABBREVIATIONS

- Parcel 1 Hereby Vacated
- Parcel 2 Hereby Vacated
- 100.00'(R) RECORD DISTANCE
- 100.00'(M) MEASURED DISTANCE
- R.O.W. RIGHT OF WAY
- PROPERTY LINE
- BUILDING LINE
- TRAFFIC FLOW ARROWS
- SET 5/8" REBAR
- SET M&N
- SET FOUND CUT CROSS

PARCEL 1 HEREBY VACATED

THAT PART OF S. PEORIA DRIVE PER CITY OF CHICAGO OPENING DOCUMENT RECORDED MAY 14, 1989 AS DOCUMENT 20041282, LYING WITHIN LOT 28 AND PART OF LOTS 27, 29, AND 30, ALSO THAT PART OF A NORTH-SOUTH 18 FOOT WIDE PUBLIC ALLEY LYING EAST OF LOTS 12 THROUGH 28, AND WEST OF LOTS 29 THROUGH 45, IN THE LUCY M. GREEN ADDITION TO CHICAGO, IN SECTION 26, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 1, 1891 AS DOCUMENT NUMBER 1487218, AND A EAST-WEST 18 FOOT WIDE PUBLIC ALLEY IN SAID LOT 18 DEDICATED AUGUST 7, 1929 AS DOCUMENT 10448877, MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 45 ALSO BEING A POINT ON THE EAST LINE OF SAID NORTH-SOUTH 18 FOOT WIDE PUBLIC ALLEY; THENCE SOUTH 01 DEGREE 33 MINUTES 45 SECONDS EAST ALONG THE EAST LINE OF SAID NORTH-SOUTH 18 FOOT WIDE PUBLIC ALLEY, 385.28 FEET TO THE NORTH LINE OF SAID S. PEORIA DRIVE, THENCE NORTH 88 DEGREES 25 MINUTES 25 SECONDS EAST 181.80 FEET ALONG SAID NORTH LINE, THENCE EASTERLY 22.85 FEET ALONG A CURVE CONCAVE TO THE SOUTH WHOSE RADIUS IS 124.84 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 88 DEGREES 23 MINUTES 53 SECONDS EAST 22.85 FEET, TO THE EAST LINE OF SAID LOT 39, ALSO BEING THE WEST LINE OF SAID GREEN STREET; THENCE SOUTH 01 DEGREE 33 MINUTES 34 SECONDS EAST ALONG THE EAST LINE OF SAID S. GREEN STREET 43.28 FEET TO THE SOUTHEAST CORNER OF SAID LOT 29 ALSO BEING THE NORTH LINE OF W. 64TH STREET; THENCE SOUTH 84 DEGREES 25 MINUTES 25 SECONDS WEST ALONG SAID NORTH LINE, ALSO BEING THE SOUTH LINE OF SAID LOTS 28 AND 29 165.43 FEET; THENCE NORTH 81 DEGREE 33 MINUTES 55 SECONDS WEST 48.94 FEET TO THE NORTH LINE OF SAID S. PEORIA DRIVE, THENCE EASTERLY 30.28 FEET ALONG SAID NORTH LINE, BEING A CURVE CONCAVE TO THE NORTH WHOSE RADIUS IS 72.84 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 83 DEGREES 49 MINUTES 43 SECONDS EAST 30.22 FEET, THENCE NORTH 88 DEGREES 25 MINUTES 35 SECONDS EAST 4.88 FEET TO THE EAST LINE OF SAID LOT 27 ALSO BEING THE WEST LINE OF SAID 18 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY, THENCE NORTH 81 DEGREE 33 MINUTES 45 SECONDS WEST ALONG THE WEST LINE OF SAID 18 FOOT WIDE ALLEY 283.28 FEET TO THE SOUTHWEST CORNER OF SAID EAST-WEST 18 FOOT WIDE PUBLIC ALLEY DEDICATED AUGUST 7, 1929 BY DOCUMENT NO. 10448877, THENCE SOUTH 84 DEGREES 25 MINUTES 81 SECONDS WEST ALONG THE SOUTH LINE OF SAID PUBLIC ALLEY 24.73 FEET, THENCE NORTH 81 DEGREE 33 MINUTES 55 SECONDS WEST 18.96 FEET TO THE NORTH LINE OF SAID 18 FOOT WIDE PUBLIC ALLEY; THENCE NORTH 88 DEGREES 25 MINUTES 51 SECONDS EAST ALONG SAID NORTH LINE 24.73 FEET TO THE NORTHEAST CORNER OF SAID ALLEY ALSO BEING THE WEST LINE OF SAID 18 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE NORTH 01 DEGREE 33 MINUTES 45 SECONDS WEST ALONG SAID WEST LINE 84.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 12; THENCE NORTH 84 DEGREES 25 MINUTES 31 SECONDS EAST 16.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS. SAID PARCEL CONTAINING 0.323 ACRES (14,043 SQ. FT.), MORE OR LESS.

PARCEL 2 HEREBY VACATED

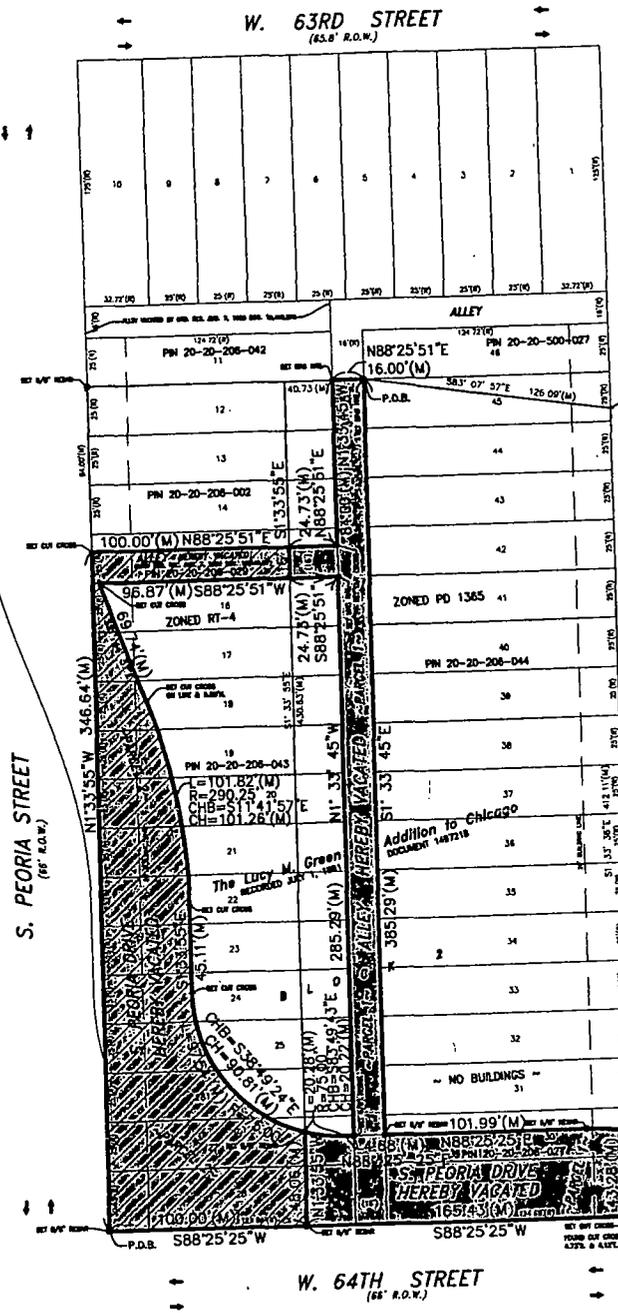
THAT PART OF S. PEORIA DRIVE PER CITY OF CHICAGO OPENING DOCUMENT RECORDED MAY 14, 1989 AS DOCUMENT 20041282, LYING WITHIN PART OF LOTS 18 THROUGH 28, BOTH INCLUSIVE, IN THE LUCY M. GREEN ADDITION TO CHICAGO, IN SECTION 26, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 1, 1891 AS DOCUMENT NUMBER 1487218, AND A EAST-WEST 18 FOOT ALLEY IN SAID LOT 18 DEDICATED AUGUST 7, 1929 AS DOCUMENT NO. 10448877, MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 18 ALSO BEING THE NORTH LINE OF W. 64TH STREET, AND THE EAST LINE OF S. PEORIA DRIVE; THENCE NORTH 81 DEGREE 33 MINUTES 55 SECONDS WEST ALONG THE WEST LINE OF SAID LOTS 18 THROUGH 28, AND THE EAST LINE OF SAID S. PEORIA DRIVE 848.44 FEET TO THE NORTHWEST CORNER OF SAID EAST-WEST 18 FOOT ALLEY, THENCE NORTH 88 DEGREES 25 MINUTES 51 SECONDS EAST ALONG SAID NORTH LINE 24.73 FEET TO THE NORTHEAST CORNER OF SAID ALLEY ALSO BEING THE WEST LINE OF SAID 18 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE NORTH 01 DEGREE 33 MINUTES 45 SECONDS WEST ALONG SAID WEST LINE 84.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 12; THENCE NORTH 84 DEGREES 25 MINUTES 31 SECONDS EAST 16.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS. SAID PARCEL CONTAINING 0.405 ACRES (17,826 SQ. FT.), MORE OR LESS.

STATE OF ILLINOIS COUNTY OF COOK

This is to certify that I, Thomas E. Baumgartner, a Illinois Professional Land Surveyor, have surveyed the property described in the caption above, and that this Professional service conforms to the current Illinois Minimum Standards for a Boundary Survey. The field work was completed on August 3, 2018.

Given under my hand and seal in Chicago, Illinois, this 7th day of September, 2018.

Thomas E. Baumgartner
THOMAS E. BAUMGARTNER, ILLINOIS LAND SURVEYOR NO. 3142
LICENSE EXPIRATION 11-30-2018



L=22.85'(M)
R=124.56'
CHB=S86°23'53"E
CH=22.82'(M)

PIN NUMBERS

- S. PEORIA DR AFFECTED PINS
- 20-20-206-043
- 20-20-206-027
- E-W ALLEY AFFECTED PINS
- 20-20-206-029
- N-S ALLEY ADJACENT PINS
- 20-20-206-044
- 20-20-206-027
- 20-20-206-043
- 20-20-206-029
- 20-20-206-002

COOK CO

DEPT. OF FINANCE

C.D.O.T.

SURVEYOR'S NOTES.

THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE ILLINOIS EAST STATE PLANE COORDINATE SYSTEM
DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF
NO DIMENSION SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THE PLAT

THE AREA BEING VACATED TO MONTCLAIRE ENGLEWOOD LLC IS ZONED PD 1365 AND THE AREA BEING VACATED TO THE CHICAGO DEPARTMENT OF PLANNING AND DEVELOPMENT IS ZONED P1-4
TERRA ENGINEERING DESIGN FIRM LICENSE NO. 184 003610-0074
Field Work was completed on August 3rd 2018

Prepared for
MR Properties, LLC
701 Lee Street,
Suite B02
DesPlaines, IL 60015

Mail to
TERRA Engineering Ltd
225 W Ohio Street
4th Floor
Chicago IL 60654

p.d. 9/12/18

C.D.O.T. FILE: 20-16-18-3858

#	Date	Description
1	02-01-18	Issued
2	6-26-18	Revisions
3	8-10-18	Review Comments
4	9-5-18	Review Comments
5	9-7-18	Review Comments

TERRA
ENGINEERING LTD.
225 W Ohio Street
4th Floor
Chicago IL 60654
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FAX (312) 467-0220
www.terraengineering.com

Project Information	
PROJECT #	16-222
DRAWN BY	NG
DESIGN BY	TB
CHECKED BY	TB

PLAT OF VACATION -
MONTCLAIRE SENIOR RESIDENCE