



City of Chicago



O2013-7629

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	10/16/2013
Sponsor(s):	Ervin (28)
Type:	Ordinance
Title:	Vacation of public alley and street in area bounded S Wood St, W Hasting St, W 14th St and S Paulina St
Committee(s) Assignment:	Committee on Transportation and Public Way

Transcript

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 1711-1759 W. Hastings Street, 1710-1758 and 1711-1759 W. 14th Street, 1706-1758 and 1707-1759 W. 14th Place, and 1706-1758 W. 15th Street are owned by the Illinois Medical District and the Chicago Transit Authority; and

WHEREAS, the Illinois Medical District proposes to assemble and develop the properties including the portion of the streets 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 streets and alleys described in the following ordinance; now, therefore,

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

SECTION 1. THAT PART OF THE EAST-WEST 16 FOOT PUBLIC ALLEY LYING SOUTH OF AND ADJOINING LOTS 55 TO 75, INCLUSIVE, LYING NORTH OF AND ADJOINING LOTS 76 TO 96, INCLUSIVE, LYING EAST OF THE EAST LINE OF SOUTH WOOD STREET AND LYING WEST OF A LINE DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 55; THENCE SOUTH 16.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 96, AND THE POINT OF TERMINUS OF SAID LINE, ALL IN STINSON'S SUBDIVISION OF BLOCK 15 IN THE DIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT #141970 JULY 5, 1867 IN BOOK 165, PAGE 35; ALSO

THAT PART OF WEST 14TH STREET LYING EAST OF THE EAST LINE OF SOUTH WOOD STREET AND LYING WEST OF A LINE BEING DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 96 IN STINSON'S SUBDIVISION OF BLOCK 15 IN THE DIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT #141969 JULY 5, 1867 IN BOOK 165, PAGE 35; THENCE SOUTH 66.00 FEET TO THE NORTHEAST CORNER OF LOT 5 IN STINSON'S SUBDIVISION OF BLOCK 18 IN THE DIVISION OF SECTION 19 AFORESAID, AND THE POINT OF TERMINUS OF SAID LINE; ALSO

THAT PART OF THE EAST-WEST 16 FOOT PUBLIC ALLEY LYING SOUTH OF AND ADJOINING THE WEST 5.7 FEET OF LOT 4 AND ALL OF LOTS 5 TO 25, INCLUSIVE, LYING NORTH OF AND ADJOINING THE WEST 5.7 FEET OF LOT 47 AND ALL OF LOTS 26 TO 46, INCLUSIVE, LYING EAST OF THE EAST LINE OF SOUTH WOOD STREET AND LYING WEST OF A LINE DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF THE WEST 5.7 FEET OF LOT 4 AFORESAID; THENCE SOUTH 16.00 FEET TO THE NORTHEAST CORNER OF THE WEST

5.7 FEET OF LOT 47 AFORESAID, AND THE POINT OF TERMINUS OF SAID LINE, ALL IN STINSON'S SUBDIVISION OF BLOCK 18 IN THE DIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT #141969 JULY 5, 1867 IN BOOK 165, PAGE 35; ALSO

THAT PART OF WEST 14TH PLACE LYING EAST OF THE EAST LINE OF SOUTH WOOD STREET AND LYING WEST OF A LINE BEING DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 47 IN STINSON'S SUBDIVISION OF BLOCK 18 IN THE DIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT #141969 JULY 5, 1867 IN BOOK 165, PAGE 35; THENCE SOUTH 66.00 FEET TO THE NORTHEAST CORNER OF LOT 54 IN STINSON'S SUBDIVISION OF BLOCK 18 AFORESAID, AND THE POINT OF TERMINUS OF SAID LINE; AND ALSO

THAT PART OF THE EAST-WEST 16 FOOT PUBLIC ALLEY LYING SOUTH OF AND ADJOINING LOTS 54 TO 75, INCLUSIVE, LYING NORTH OF AND ADJOINING LOTS 76 TO 97, INCLUSIVE, LYING EAST OF THE EAST LINE OF SOUTH WOOD STREET AND LYING WEST OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 54 AFORESAID; THENCE SOUTH 16.00 FEET TO THE NORTHEAST CORNER OF LOT 97 AFORESAID, AND THE POINT OF TERMINUS OF SAID LINE, ALL IN STINSON'S SUBDIVISION OF BLOCK 18 IN THE DIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT #141969 JULY 5, 1867 IN BOOK 165, PAGE 35; ALL IN COOK COUNTY, ILLINOIS. PROPERTY AREA= 92,915 SQ. FT. OR 2.130 ACRES, MORE OR LESS

as shaded and legally described by the words "HEREBY VACATED" on the drawing 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 Illinois Medical District acknowledges that all currently public Chicago Water Department sewer facilities and appurtenances within the areas to be vacated shall become the private property and maintenance responsibility of the Illinois Medical District. If and when the existing sewers and appurtenances within the areas being vacated are abandoned, the abandonment plans must meet the Department of Water Management- Sewer Design Section's requirements.

SECTION 3. The City of Chicago hereby reserves for the benefit of Commonwealth Edison, AT&T/SBC and their 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 alleys and streets herein vacated, with the right of ingress and egress. The grade of the vacated public ways shall not be altered in a manner so as to interfere with the operation and maintenance of Commonwealth Edison and/or AT&T/SBC Illinois facilities. No buildings, permanent structures or obstructions shall be placed over Commonwealth Edison and or A&T/SBC Illinois's facilities without written release of easement by the respective utilities. Any

future Illinois Medical District prompted relocation of Commonwealth Edison and/or AT&T/SBC Illinois facilities lying within the area being vacated will be accomplished by the respective utilities and done at the expense of the Illinois Medical District.

SECTION 4. 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 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 those parts of the alleys and streets hereby vacated, similar to the adjacent and contiguous remaining public sidewalk and curb.

SECTION 5. 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 Illinois Medical District prompted relocation of Peoples Gas facilities lying within the area being vacated will be accomplished by Peoples Gas, and done at the expense of the Illinois Medical District.

SECTION 6. The City of Chicago hereby reserves for the benefit of the Chicago Transit Authority ("C.T.A.") the alleys and streets as herein vacated, as a right of way for existing facilities and appurtenances thereto, and for the installation of any additional facilities and appurtenances which in the future may be located in the alleys and streets as herein vacated, and for the maintenance, renewal, and reconstruction of such facilities, with the right of ingress and egress at all times upon reasonable notice. It is further provided that no buildings or other structures shall be erected on the said right of way herein reserved or other use made of said area, which in the judgment of the Chicago Transit Authority would interfere with the use, maintenance, renewal, or reconstruction of said facilities, or the construction of additional municipally-owned transit facilities. It is further provided that any Illinois Medical District prompted adjustments to C.T.A. 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 C.T.A. exercising its easement rights, shall be done at the Illinois Medical District's expense. Further, the C.T.A. shall be and is hereby deemed to be the sole beneficiary of and be entitled to all right, title and interest of that portion of the streets herein vacated falling within the area of (1) the east 32.1 feet, more or less, of the west 504.84 feet of the vacated public alley lying between West Hastings Street and West 14th Street, (2) the east 32.1 feet, more or less, of the west 504.84 feet of vacated West 14th Street, (3) the east 32.1 feet more or less, of the north 8.0 feet of the west 510.45 feet, and the east 45.0 feet, more or less, of the south 8.0 feet of the west 528.71 feet of the vacated public alley lying between West 14th Street and West 14th Place, (4) the east 45.0 feet more or less, of the north 33.0 feet of the west 528.76 feet, and the east 72.0 feet, more or less, of the south 33.0 feet of the west 528.71 feet of West 14th Place, and (5) the east 72.0 feet, more or less, of the north 8.0 feet of the west 528.71 feet, and the east 32.1 feet, more or less, of the south 8.0 feet of the west 528.68 feet of the vacated public alley lying between West 14th Place and West 15th Street, all being subject to

any existing rights or easements not extinguished by this vacation, existing public and quasi-public utilities and any easement reservations contained in this ordinance.

SECTION 7. 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 Illinois Medical District 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 an attached plat as approved by the Superintendent of Maps and Plats.

SECTION 8. 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. The vacation shall take effect and be in force from and after its recording.

Vacations Approved:



Gabe Klein
Commissioner

Approved as to Form and Legality



Richard Wendy
Deputy Corporation Counsel

Honorable Jason C. Ervin
Alderman, 28th Ward

PLAT OF VACATION

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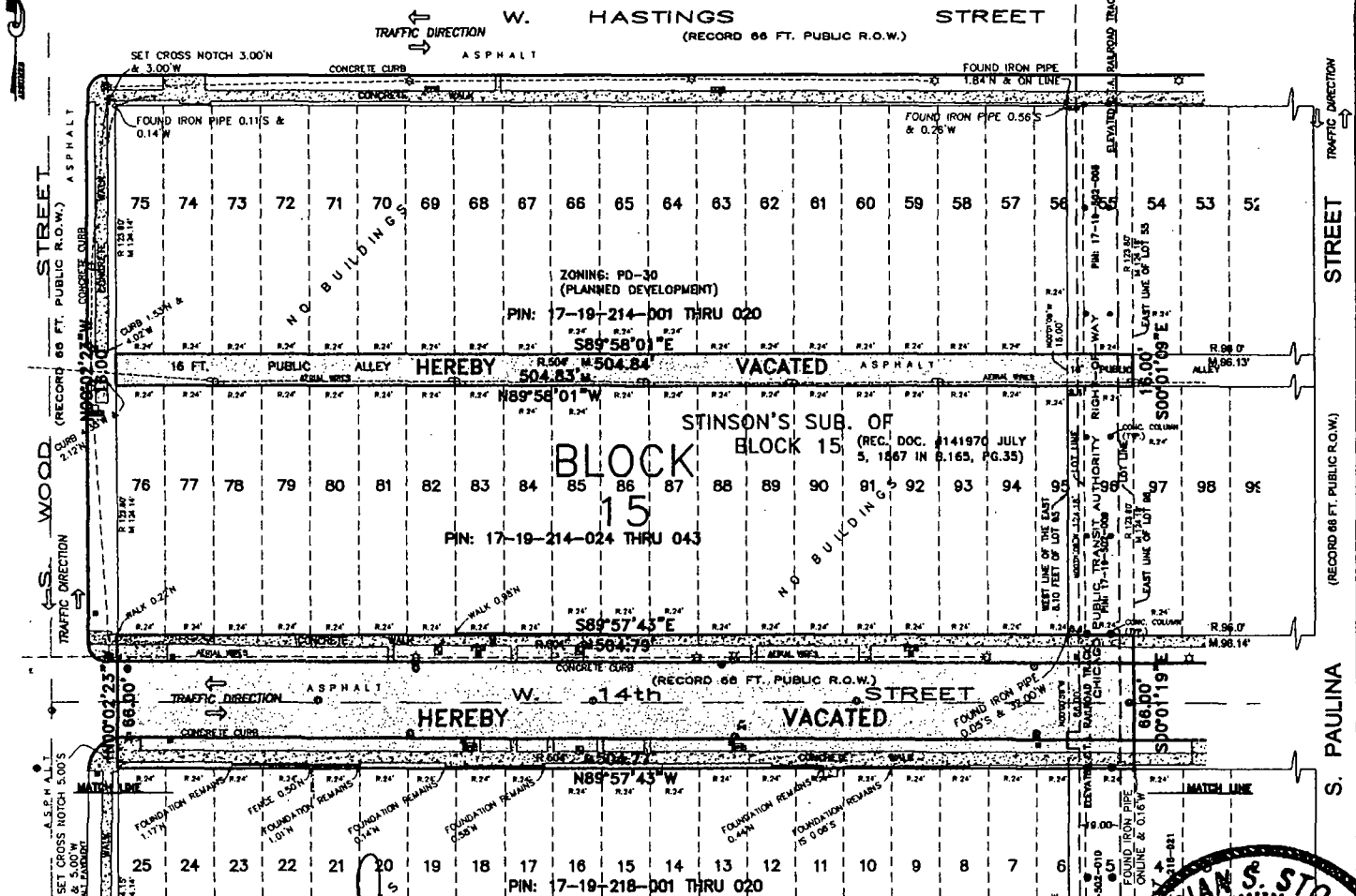
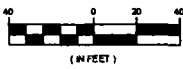
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PROPERTY AREA= 92,915 SQ. FT. OR 2.130 ACRES, MORE OR LESS.

Legend

○	Storm MH	□	Concrete curb
○	Storm CB	---	Lat Line
○	Storm Inlet	---	Aerial Wire
○	Sun MH	○	Parking Pay Box
○	Water MH	○	Sign Post
○	Water Fire Hydrant	○	Unclassified Manhole
○	Utility Pole		
○	Electric Manhole		
○	Electric Light Pole		
○	Gas Valve		

GRAPHIC SCALE



CDOT# 19-28-13-3618

PREPARED FOR:

DIA PIPER LLP
203 N. LASALLE ST., STE. 1900
CHICAGO, IL 60601-1293

SURVEY NOTES:

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

Distances are marked in feet and decimal parts thereof.

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

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

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

State of Illinois
County of Cook

We, GREMLEY & BIEDERMANN, INC. do hereby certify that we have surveyed the above described property and that the plat hereon contains a correct representation of said survey corrected to the temperature of 62° Fahrenheit. Field measurements completed on APRIL 27, 2013.

Signed on OCTOBER 1, 2013.

By:

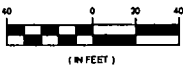
Professional Illinois Land Surveyor No. 3584
My license expires November 30, 2014
This professional service conforms to the current Illinois minimum standards for a boundary survey.

REVISED SEPT. 30, 2013 PER CDOT COMMENT LETTER
REVISED SEPT. 27, 2013 PER CDOT COMMENT LETTER
REVISED SEPT. 18, 2013 S. ALLEY BRG LABEL

ORDERED BY: DIA PIPER	CHECKED: NO	DRAWN: BG
ADDRESS: 8TH & S. WOOD ST. - ILLINOIS MEDICAL DISTRICT		
GREMLEY & BIEDERMANN		
PLCS, CORPORATION		
LICENSE NO. 06-09372		
Professional Land Surveyor		
4620 NORTH ELSTON AVENUE, CHICAGO, IL 60630		
TELEPHONE: (773) 445-5452 FAX: (773) 286-4566 EMAIL: INFO@PLCS-SURVEY.COM		
DATE: MAY 3, 2013	SCALE: 1" = 40' FEET	PAGE NO. 1 OF 2
ORDER NO. 2013-17682-001		



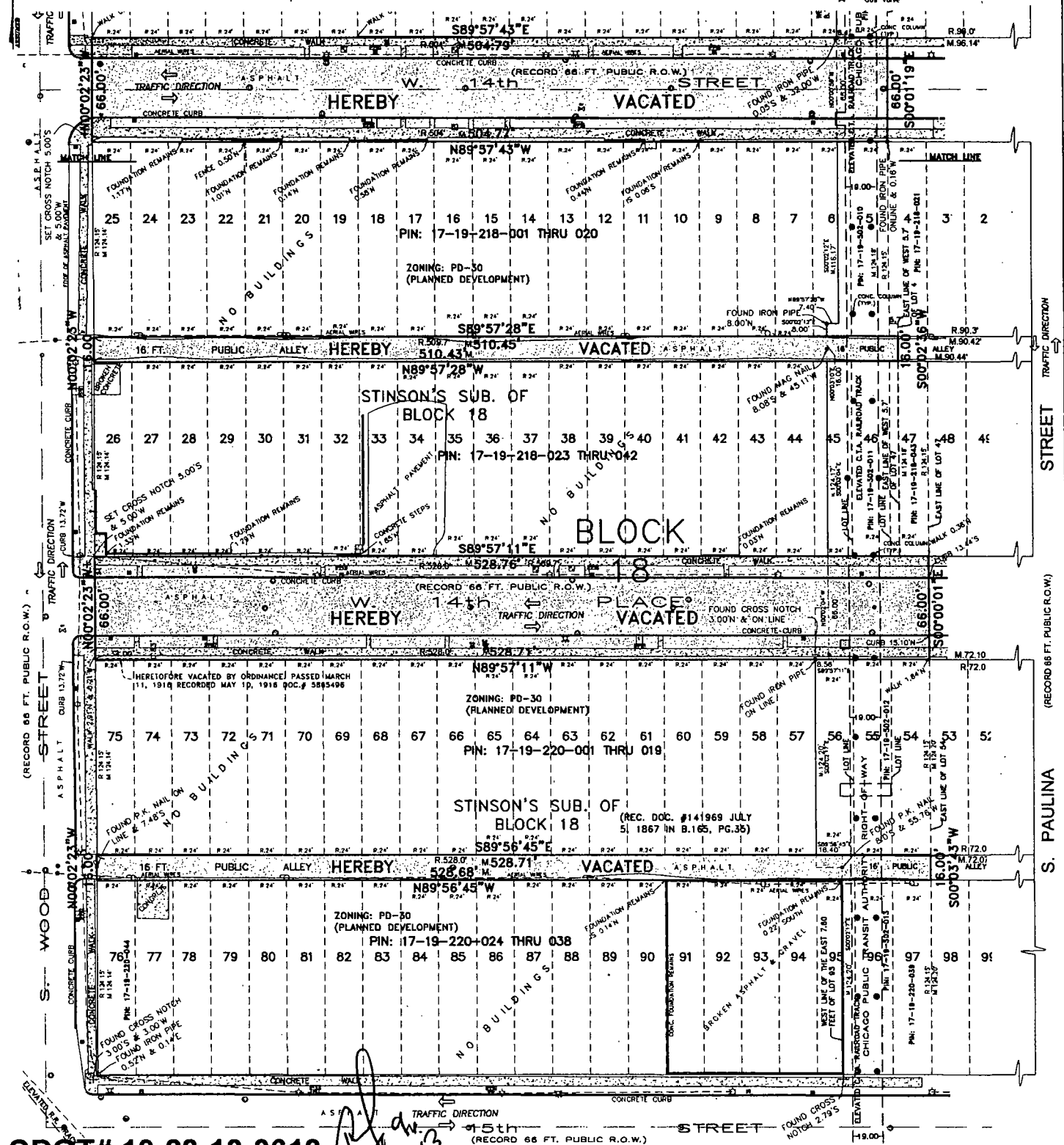
GRAPHIC SCALE



PLAT OF VACATION

Legend:

- Storm Man
- Storm Inlet
- San Man
- Water Man
- Water Fire Hydrant
- Utility Pole
- Electric Manhole
- Electric Light Pole
- Gas Valve
- Concrete curb
- Lot Line
- Aerial View
- Parking Pay Box
- Sign Post
- Unclassified Manhole



CDOT# 19-28-13-3618

ORDERED BY: DLA PIPER
 ADDRESS: 6TH & E. WOOD ST. - ELKHORN MEDICAL DISTRICT
GREMLEY & BIEDERMANN
 P.L.C.S. CORPORATION
 LICENSE NO. 04-000002
 PROFESSIONAL LAND SURVEYOR
 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
 TELEPHONE: (773) 686-0002 FAX: (773) 286-4384 EMAIL: INFO@PLCS-SURVEY.COM

ORDER NO. 2013-17682-001
 DATE: MAY 8, 2013
 SCALE: 1 inch = 40 Feet
 PAGE NO. 2 of 2

SURVEY NOTES
 PLAT OF VACATION PREPARED FOR DLA PIPER

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

Distances are marked in feet and decimal parts thereof.

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

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

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

THE ZONING CLASSIFICATIONS OF THE PROPERTY AS SHOWN HEREON IS DELINEATED ON THE CITY OF CHICAGO, DEPARTMENT OF ZONING WEBSITE.
 (<https://gisapps.cityofchicago.org/zoning/>)

THE SURVEYOR HAS NOT RESEARCHED THE APPLICABLE ZONING, BUILDING CODES, SETBACKS OR SPECIFIC USES ALLOWED WITHIN THIS ZONING CLASSIFICATION. CONTACT THE CITY OF CHICAGO.

DEPARTMENT OF ZONING, CITY HALL, 121 NORTH LASALLE STREET, ROOM 906, CHICAGO, ILLINOIS, (312) 744-6317, FAX: (312) 744-6552 FOR CERTIFICATION, VERIFICATION AND SPECIFIC MATTERS PERTAINING TO THE ABOVE NOTED ZONING CLASSIFICATION.