



City of Chicago



O2014-1468

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/5/2014
Sponsor(s):	Mitts (37)
Type:	Ordinance
Title:	Vacation of Public Alley in area bounded by N Lockwood Ave, N Long Ave and W Grand Ave
Committee(s) Assignment:	Committee on Transportation and Public Way

NOT FOR PROFIT 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 wishes to support the charitable, educational and philanthropic activities of established Not for Profit Corporations and encourage the continued viability and growth of such activities; and

WHEREAS, many Not For Profit Corporations own property that adjoins streets and alleys that are no longer required for public use and might more productively be used in furtherance of such activities; and

WHEREAS, the City would benefit from the vacation of these streets and alleys by reducing City expenditures on maintenance, repair and replacement; by reducing fly-dumping, vandalism and other criminal activity; and by providing support for such charitable, educational and philanthropic activities; and

WHEREAS, the City can promote strong communities by facilitating services to the public, and increase the City's job base through the vacation of public street(s) and/or alley(s) for no compensation; and

WHEREAS, the properties at approximately 1937-1961 and 2001-2033 N. Long Avenue, 1950-1960 N. Lockwood Avenue, and 5315-5359 W. Grand Avenue are owned by Noble Network of Charter Schools, an Illinois Not For Profit Corporation; and

WHEREAS, Noble Network of Charter Schools, an Illinois Not For Profit Corporation, proposes to use the portion of the public alley to be vacated herein as part of an overall school campus development; 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 parts of public street(s)/alley(s) described in the following ordinance; now therefore,

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

SECTION 1. THAT PART OF A NORTH – SOUTH 8 FOOT WIDE, THEN WIDENING TO 20 FOOT, PUBLIC ALLEY LYING WEST OF AND ADJACENT TO LOTS 29 TO 32, ALL INCLUSIVE, IN GAVIGANS SUBDIVISION, OF PART OF THE WEST HALF OF COUNTY


CLERKS DIVISION, RECORDED OCTOBER 1, 1908 AS DOCUMENT NUMBER 4267867, SAID PORTION OF ALLEY IS LYING SOUTH OF THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 32 AND LYING EAST OF AND ADJOINING THAT PART OF LOT 9 WITH THE SOUTHERN LIMIT LYING NORTH OF AND ADJOINING THAT PART OF LOT 16 BOTH IN COUNTY CLERKS DIVISION OF THE EAST THREE QUARTERS OF SECTION 33, RECORDED OCTOBER 11, 1876 IN BOOK 11, PAGE 76 AS DOCUMENT NUMBER 106464, CONTAINING 1815 SQUARE FEET, MORE OR LESS, ALL IN TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, 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 Commissioner of Transportation is hereby authorized to accept and approve a redevelopment agreement or similar instrument restricting the use and improvement of the public way vacated in Section 1 of this ordinance to social service purposes which includes, but shall not be limited to: the construction of a building to house the school gym and cafeteria, the development of a student drop off zone, and for such other use and improvements that are accessory, as that term is defined in the Chicago Zoning Ordinance, to such social service purposes, such uses and improvements to be owned and operated by a non-profit corporation, subject to the approval of the Corporation Counsel as to form and legality. The restriction on use and improvement in the covenant, agreement or instrument shall be for a term of 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.

SECTION 3. The vacation herein provided for is made upon the express condition that within 180 days after the passage of this ordinance, Noble Network of Charter Schools, an Illinois Not For Profit Corporation, 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 redevelopment agreement complying with Section 2 of this ordinance, and approved by the Corporation Counsel, and the attached plat as approved by the Superintendent of Maps and Plats.

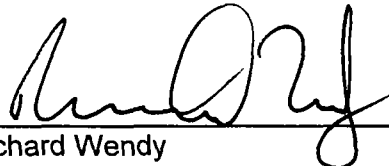
SECTION 4. This ordinance shall take effect and be in force from and after its passage. The vacation shall take effect and be in force from and after its recording.

Vacation Approved:

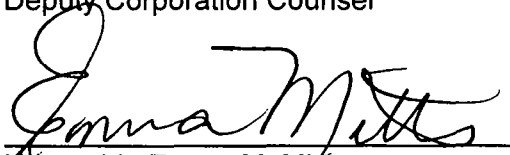


Rebekah Scheinfeld
Commissioner of Transportation

Approved as to Form and Legality

A handwritten signature in black ink, appearing to read "Richard Wendy", written over a horizontal line.

Richard Wendy
Deputy Corporation Counsel

A handwritten signature in black ink, appearing to read "Emma Mitts", written over a horizontal line.

Honorable Emma M. Mitts
Alderman, 37th Ward

EXHIBIT "A"

PLAT OF VACATION

THAT PART OF A NORTH-SOUTH 8 FOOT WIDE, THEN WIDENING TO 20 FOOT, PUBLIC ALLEY ON PART OF THE WEST HALF OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



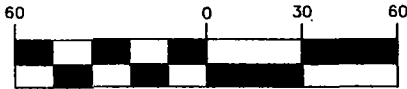
BASIS OF BEARINGS

ASSUMED THE S. LINE OF LOT 9
TO BE: N89°35'16"W

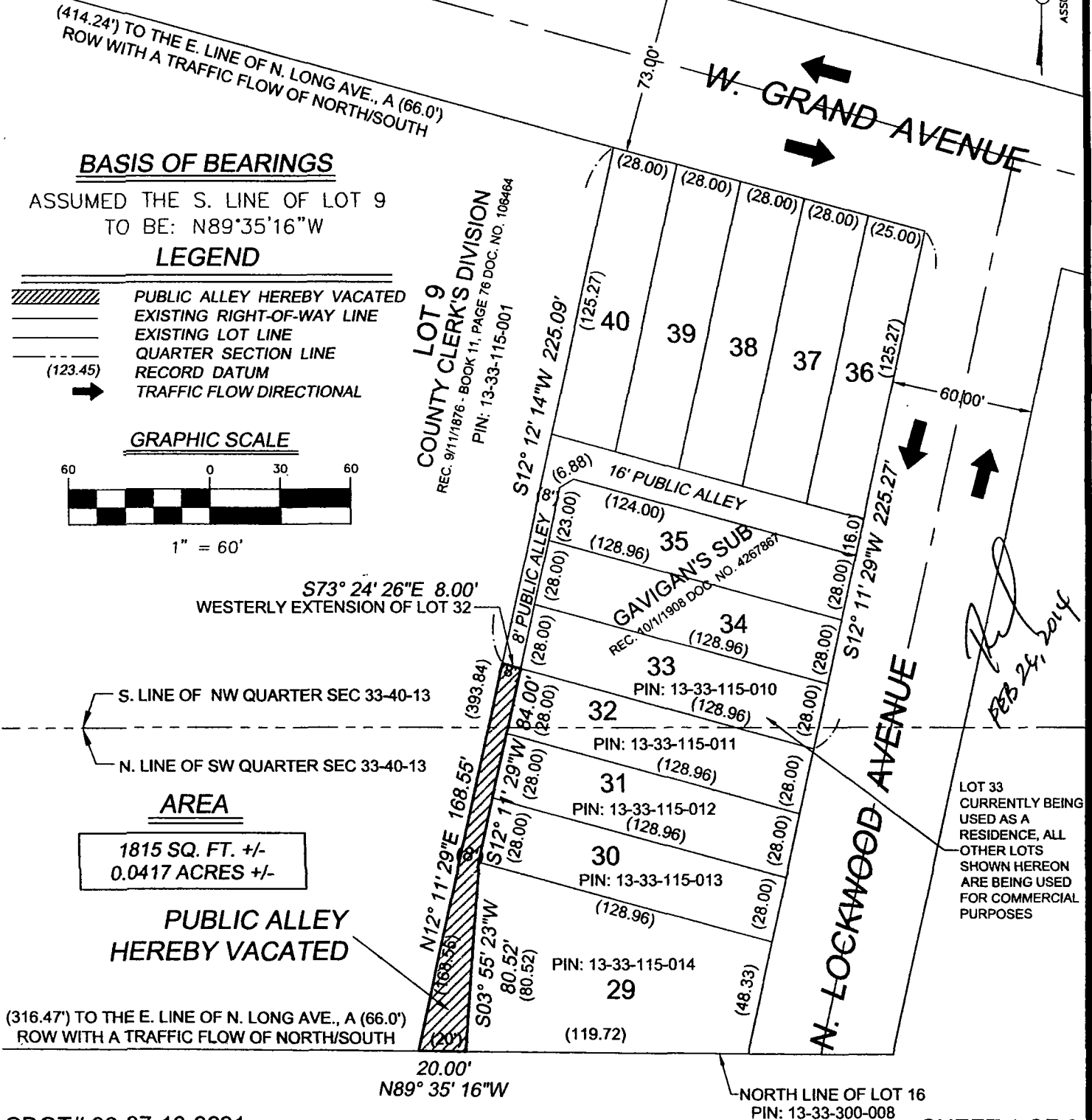
LEGEND

- PUBLIC ALLEY HEREBY VACATED
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- QUARTER SECTION LINE
- RECORD DATUM
- TRAFFIC FLOW DIRECTIONAL

GRAPHIC SCALE



COUNTY CLERK'S DIVISION
 REC. 9/11/1876 - BOOK 11, PAGE 76 DOC. NO. 106464
 PIN: 13-33-115-001



Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
WHEELER KEARNS ARCHITECTS
343 S. DEARBORN STREET
CHICAGO, IL. 60604
312-939-7787

PROJECT NO. 13088
GROUP NO. VP10.1
SCALE: 1"=60'
DATE: 08/07/13

PLAT OF VACATION

LEGAL DESCRIPTION

THAT PART OF A NORTH - SOUTH 8 FOOT WIDE, THEN WIDENING TO 20 FOOT, PUBLIC ALLEY LYING WEST OF AND ADJACENT TO LOTS 29 TO 32, ALL INCLUSIVE, IN GAVIGANS SUBDIVISION, OF PART OF THE WEST HALF OF COUNTY CLERKS DIVISION, RECORDED OCTOBER 1, 1908 AS DOCUMENT NUMBER 4267867, SAID PORTION OF ALLEY IS LYING SOUTH OF THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 32 AND LYING EAST OF AND ADJOINING THAT PART OF LOT 9 WITH THE SOUTHERN LIMIT LYING NORTH OF AND ADJOINING THAT PART OF LOT 16 BOTH IN COUNTY CLERKS DIVISION OF THE EAST THREE QUARTERS OF SECTION 33, RECORDED OCTOBER 11, 1876 IN BOOK 11, PAGE 76 AS DOCUMENT NUMBER 106464, CONTAINING 1815 SQUARE FEET, MORE OR LESS, ALL IN TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GENERAL NOTES

1. DO NOT SCALE ANY DIMENSIONS FROM THIS PLAT.
2. ASSUMED THE SOUTH LINE OF LOT 9 TO BE N 89° 35' 16" W.
3. ALL DIMENSIONS SHOWN HEREON ARE RECORD, ANY ANGLES OR BEARINGS ARE CALCULATED.
4. FIELDWORK FOR THE COMPLETION OF THIS PLAT WAS PREFORMED ON 06/13/13.
5. NO CORNERS OR MONUMENTS WERE SET IN COORDINATION WITH THIS SURVEY.
6. SUBJECT PROPERTY IS ADJOINED BY LOTS IMPROVED WITH COMMERCIAL AND RESIDENTIAL BUILDINGS.
7. ALL PROPERTY DEPICTED HEREON IS ZONED M1-2

SURVEYOR CERTIFICATE

STATE OF INDIANA)
COUNTY OF LAKE) SS

Anthony J. Strickland
FEB 24, 2014

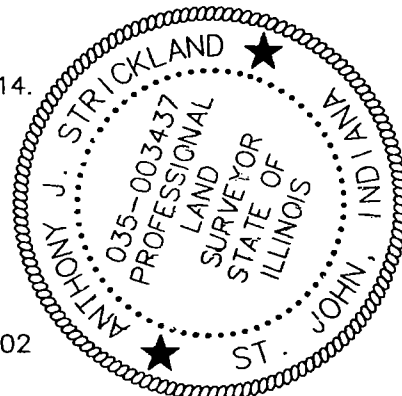
I, ANTHONY J. STRICKLAND, AN ILLINOIS PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE PLAT HEREON DRAWN WAS PREPARED AT AND UNDER MY DIRECTION. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO CURRENT ILLINOIS STANDARDS FOR A PLAT OF VACATION.

GIVEN UNDER MY HAND AND SEAL THIS 21ST DAY OF FEBRUARY, A.D., 2014.

Anthony J. Strickland

ANTHONY J. STRICKLAND
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3437
MY LICENSE EXPIRES ON NOVEMBER 30, 2014.
V3 COMPANIES OF ILLINOIS, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2015.
tstrickland@v3co.com



CDOT# 33-37-13-3631

SHEET 2 OF 2



Engineers
Scientists
Surveyors

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PREPARED FOR:
WHEELER KEARNS ARCHITECTS
343 S. DEARBORN STREET
CHICAGO, IL. 60604
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