



# City of Chicago



O2014-1480

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	3/5/2014
<b>Sponsor(s):</b>	Burnett (27)
<b>Type:</b>	Ordinance
<b>Title:</b>	Vacation of Public Alley(s) in area bounded by W Division St, N Larrabee St, W Elm St and N Howe St
<b>Committee(s) Assignment:</b>	Committee on Transportation and Public Way

## **COMMERCIAL 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 617-627 W. Division Street, 1145-1175 N. Howe Street, and 614-26 West Elm (PINs 17-04-303-001 through -003, and -010) are currently owned by "625 West Division, LLC"; and the property at 615 West Division Street (PIN 17-04-303-019) is currently owned by the City of Chicago and is being conveyed to 625 West Division, LLC, pursuant to the City of Chicago Ordinance O2014-110 to become effective on March 5, 2014; and the properties at 601-613 W. Division Street, and 1144-1174 N. Larrabee Street (PINs 17-04-303-005 through -009, -011 through -018 and -020) are owned by the City of Chicago and are currently being utilized as the District 18 Police Headquarters; and

WHEREAS, 625 West Division, LLC proposes to use the portion of the east-west alley to be vacated herein for the construction of a multistory, mixed use development; and the District 18 Police Headquarters proposes to use the portion of the north-south alley to be vacated herein for secure prisoner transfer; 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 the parts of the public alleys, described in the following ordinance; now therefore,

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

### **SECTION 1.**

Portion of public Alley to be vacated to 625 W. Division, LLC:

THE EAST-WEST TWELVE (12) FOOT ALLEY LYING NORTH OF AND ADJOINING TO LOT 6, LYING SOUTH OF AND ADJOINING LOTS 1, 2 AND PART OF LOT 3, LYING EAST OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF LOT 1 TO THE NORTHWEST CORNER OF SAID LOT 6, AND LYING WEST OF THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 6, ALL IN BLOCK 88 IN ELSTON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ANTE-FIRE MAY 11, 1855 AS DOCUMENT NUMBER 59194, BOOK 85, PAGES 121 AND 122, IN COOK COUNTY, ILLINOIS.

Portion of public alley to be vacated to the City of Chicago, a Municipal Corporation, for use by the

District 18 Police Headquarters

THE NORTH - SOUTH SIXTEEN (16) FOOT ALLEY LYING EAST OF AND ADJOINING LOTS 6 THRU 9, LYING WEST OF AND ADJOINING LOTS 10 THRU 13; BEING WEST OF AND ADJOINING THE (ALREADY) VACATED ALLEY (DOC. NUMBER 99610950 RECORDED 06/24/1999, EXTENDING NORTH FROM THE NORTH LINE OF ELM STREET TO THE SOUTH LINES OF LOTS 2 AND 3, ALL IN BLOCK 88 IN ELSTON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ANTE-FIRE MAY 11, 1855 AS DOCUMENT NUMBER 59194, BOOK 85, PAGES 121 AND 122 IN COOK COUNTY, ILLINOIS 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 vacations.

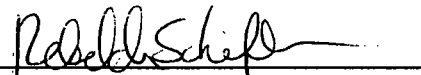
SECTION 2. The vacation of the east-west segment of public way herein provided for is made upon the express condition that within 180 days after the passage of this ordinance, 625 West Division, LLC shall deposit in the City Treasury of the City of Chicago, a sum sufficient to defray the costs of removing paving and curb returns and constructing sidewalk and curb at the entrance to that part of the east-west alley hereby vacated.

SECTION 3. The east-west alley vacation herein provided for is made upon the express condition that within 180 days after the passage of this ordinance, 625 West Division, LLC shall pay or cause to be paid to the City of Chicago as compensation for the benefits which will accrue to the owner of the property abutting said part of the east-west public alley hereby vacated the sum of Two Hundred Five Thousand dollars (\$ ), which sum in the judgment of this body will be equal to such benefits.

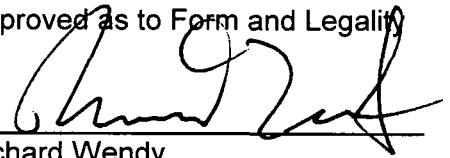
SECTION 4. The vacations herein provided for are made upon the express condition that within one hundred eighty (180) days after the passage of this ordinance, 625 West Division, LLC shall file or cause to be filed for record in the Office of the Recorder of Deeds of Cook County, Illinois a certified copy of this ordinance, together with an attached plat as approved by the Superintendent of Maps and Plats.

SECTION 5. This ordinance shall take effect and be in force from and after its passage. The vacations shall take effect and be in force from and after their recording.

Vacation Approved:

  
Rebekah Scheinfeld  
Commissioner of Transportation

Approved as to Form and Legality



Richard Wendy  
Deputy Corporation Counsel



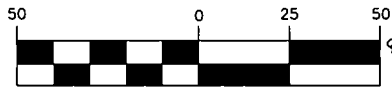
Honorable Walter Burnett, Jr.  
Alderman, 27<sup>th</sup> Ward

# EXHIBIT "A"

## PLAT OF VACATION OF PUBLIC ALLEY

PART OF THE WEST HALF OF THE SOUTHWEST  
QUARTER OF SECTION 4, TOWNSHIP 39 NORTH,  
RANGE 14 EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS

GRAPHIC SCALE



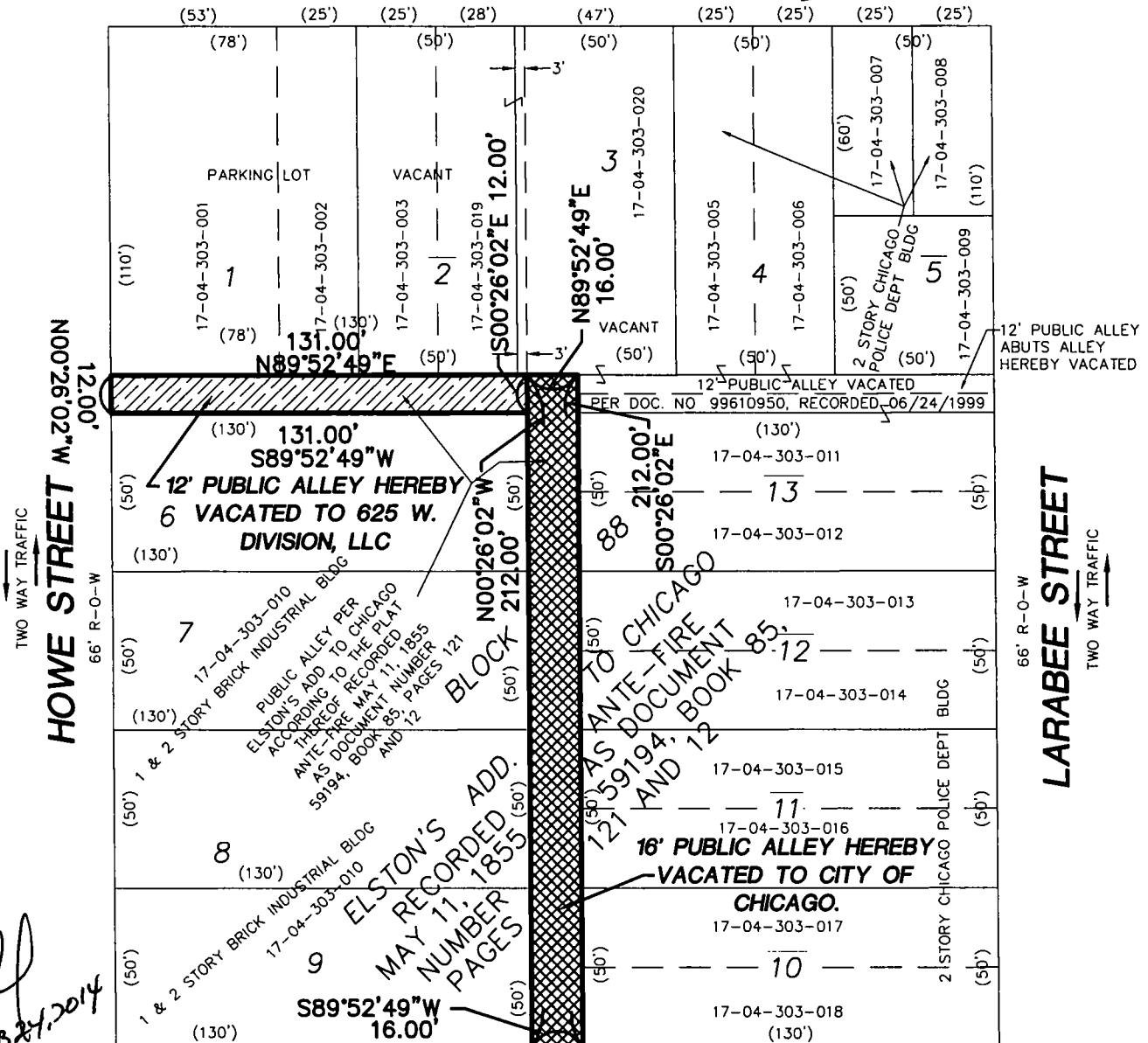
### AREA TABLE

16' ALLEY HEREBY VACATED	3392 SQUARE FOOTAGE = 0.078 ACRES, MORE OR LESS
12' ALLEY HEREBY VACATED	1572 SQUARE FOOTAGE = 0.036 ACRES, MORE OR LESS

### DIVISION STREET

66' R-O-W

TWO WAY TRAFFIC



RP  
FEB 27, 2014

CDOT#04-27-13-3627

ELM STREET

SHEET 1 OF 2



Engineers  
Scientists  
Surveyors

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

PREPARED FOR:  
GREC Architects LLC  
401 East Illinois Street, Suite 220  
Chicago, IL 60611  
312-661-1500

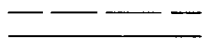
PROJECT NO. 13079  
GROUP NO. VP04.1  
SCALE: 1"=40'  
DATE: 02-18-14

## EXHIBIT "A"

# PLAT OF VACATION OF PUBLIC ALLEY

### LEGEND/NOTES

#### HATCHED AREAS



PUBLIC ALLEY HEREBY VACATED  
EXISTING RIGHT-OF-WAY LINE  
EXISTING PROPERTY LINE  
UNDERLYING LOT LINES

(REC) RECORD DATUM

0 00' CALCULATED DATUM

TRAFFIC FLOW DIRECTION

LOTS 1, 2, 6-9 ARE ZONED PLANNED DEVELOPMENT PD1018. LOTS 3, 4, 5, 10-13 ARE ZONED COMMERCIAL C1-2. THE NORTH SOUTH PORTION OF THE VACATED ALLEY IS ZONED MANUFACTURING.

NO FIELDWORK WAS PERFORMED FOR THE COMPLETION OF THIS SURVEY. NO MONUMENTS WERE FOUND OR SET IN COORDINATION WITH THIS SURVEY.

NO DIMENSIONS SHOULD BE ASSUMED BY SCALED MEASUREMENTS UPON THE PLAT OR SUITABLE DEPICTION.

### LEGAL DESCRIPTION

#### VACATED ALLEY

THE EAST - WEST TWELVE (12) FOOT ALLEY LYING NORTH OF AND ADJOINING TO LOT 6, LYING SOUTH OF AND ADJOINING LOTS 1, 2 AND PART OF LOT 3, LYING EAST OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF LOT 1 TO THE NORTHWEST CORNER OF SAID LOT 6, AND LYING WEST OF THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 6, ALL IN BLOCK 88 IN ELSTON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ANTE-FIRE MAY 11, 1855 AS DOCUMENT NUMBER 59194, BOOK 85, PAGES 121 AND 122, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH:

THE NORTH - SOUTH SIXTEEN (16) FOOT ALLEY LYING EAST OF AND ADJOINING LOTS 6 THRU 9, LYING WEST OF AND ADJOINING LOTS 10 THRU 13; BEING WEST OF AND ADJOINING THE (ALREADY) VACATED ALLEY (DOC. NUMBER 99610950 RECORDED 06/24/1999, EXTENDING NORTH FROM THE NORTH LINE OF ELM STREET TO THE SOUTH LINES OF LOTS 2 AND 3, ALL IN BLOCK 88 IN ELSTON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ANTE-FIRE MAY 11, 1855 AS DOCUMENT NUMBER 59194, BOOK 85, PAGES 121 AND 122 IN COOK COUNTY, ILLINOIS.

### SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS



I, CHRISTOPHER D. BARTOSZ, 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.

GIVEN UNDER MY HAND AND SEAL THIS 18TH DAY OF FEBRUARY, A.D., 2014.

*Christopher D. Bartosz*  
CHRISTOPHER D. BARTOSZ  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189  
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.

CDOT#04-27-13-3627

SHEET 2 OF 2

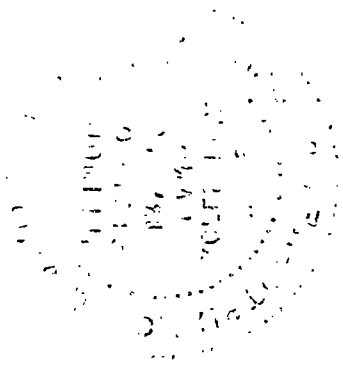


Engineers  
Scientists  
Surveyors

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

PREPARED FOR:  
**GREC Architects LLC**  
401 East Illinois Street, Suite 220  
Chicago, IL 60611  
312-661-1500

PROJECT NO. 13079  
GROUP NO. VP04.1  
SCALE: N/A  
DATE: 02-18-14





# CITY COUNCIL

CITY OF CHICAGO

## COUNCIL CHAMBER

CITY HALL—SECOND FLOOR  
121 NORTH LA SALLE STREET  
CHICAGO, ILLINOIS 60602  
TELEPHONE: 312-744-4096  
FAX: 312-744-8155

## COMMITTEE MEMBERSHIPS

TRANSPORTATION & PUBLIC WAY  
(CHAIRMAN)

BUDGET AND GOVERNMENT OPERATIONS

COMMITTEES, RULES AND ETHICS

EDUCATION AND CHILD DEVELOPMENT

FINANCE

PUBLIC SAFETY

WORKFORCE DEVELOPMENT AND AUDIT

## ANTHONY A. BEALE

ALDERMAN, 9TH WARD  
34 EAST 112TH PLACE  
CHICAGO, ILLINOIS 60628  
TELEPHONE: (773) 785-1100  
FAX: (773) 785-2790  
E-MAIL: WARD09@CITYOFCHICAGO.ORG

April 28, 2014

To the President and Members of the City Council:

Your Committee on Transportation and Public Way begs leave to report and recommend that Your Honorable Body pass A proposed vacation of all of the remaining public alleys in the block bounded by West Division Street, North Howe Street, North Larrabee Street and West Elm Street in the 27th Ward. This ordinance was referred to the Committee on March 5, 2014.

This recommendation was concurred unanimously by a viva voce vote of the members of the Committee with no dissenting vote.

(Ward 27)

Respectfully submitted,

  
Anthony Beale,  
Chairman



