



City of Chicago



O2014-6680

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/30/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Ordinance
Title:	Public hearings to establish and reconstitute various Special Service Areas and amending 2014 Budget and associated Service Provider Agreement for Special Service Area No. 29-2014
Committee(s) Assignment:	Committee on Finance



FIN.

OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

July 30, 2014

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

At the request of the Commissioner of Planning and Development, I transmit herewith ordinances authorizing public hearings to establish and reconstitute various Special Service Areas and an ordinance amending the 2014 Budget and associated Service Provider Agreement for Special Service Area 55.

Your favorable consideration of these ordinances will be appreciated.

Very truly yours,

Mayor

PUBLIC HEARING ORDINANCE

WHEREAS, special service areas may be established pursuant to Article VII, Sections 6(l) and 7(6) of the Constitution of the State of Illinois, and pursuant to the provisions of the Special Service Area Tax Law, 35 ILCS 200/27-5 et seq., as amended from time to time, and pursuant to the Property Tax Code, 35 ILCS 200/1-1 et seq., as amended from time to time (the "Property Tax Code"); and

WHEREAS, the City Council of the City of Chicago (the "City Council") finds that it is in the public interest that consideration be given to the creation of an area within the City of Chicago to be known and designated as Special Service Area Number 29-2014 (the "Area") and to the authorization of the levy of a special annual services tax (the "Services Tax") for a period of fifteen (15) years within the Area for the purposes set forth herein; that the Area is contiguous; and that said special services are in addition to municipal services provided by and to the City of Chicago generally, and it is, therefore, in the best interests of the City of Chicago that the creation of the Area and the levy of the Services Tax within the Area for the services to be provided be considered; now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. The preambles of this ordinance are hereby incorporated into this text as if set out herein in full.

SECTION 2. A public hearing shall be held by the Committee on Finance of the City Council of the City of Chicago at the City Council Chambers, City Hall, Chicago, Illinois (the "Hearing") to consider the creation of the Area and the authorization of the levy of the Services Tax. At the Hearing there will be considered the levy of the Services Tax upon the taxable property within the Area sufficient to produce revenues required to provide special services in the Area. The Services Tax shall not exceed the annual sum of 0.47 percent of the equalized assessed value of the taxable property within the Area. The Services Tax shall be authorized to be levied in tax years 2014 through and including 2028. The proposed amount of the tax levy for special services for the initial year for which taxes will be levied within the Area in tax year 2014 is \$489,785. The Services Tax shall be in addition to all other taxes provided by law and shall be levied pursuant to the provisions of the Property Tax Code, as amended from time to time. The special services to be considered include, but not limited to: recruitment of new businesses to the area, rehabilitation activities, maintenance and beautification activities, security, coordination of promotional and advertising activities, strategic planning for the area, and other technical assistance activities to promote commercial and economic development including, but not limited to: streetscape improvements; strategic planning including parking management studies; and enhanced land use oversight and control initiatives, which will be hereinafter referred to collectively as the "Special Services". The Special Services shall be in addition to services provided to and by the City of Chicago generally. The Area shall consist of territory described on Exhibit 1 hereto and hereby incorporated herein. The approximate street location of said territory consists of Chicago Avenue from Western Avenue to Halsted Street; Damen Avenue from Chicago Avenue to Huron Street; Milwaukee Avenue from Augusta Avenue to Erie Street on both sides of the street and Division Street to Augusta Avenue on the East side of the street; Ogden Avenue from Fry Street to the Kennedy Expressway; Ashland Avenue from Division Street to Chicago Avenue; and Division Street from Milwaukee Avenue to the Kennedy Expressway on the South side of the street.

SECTION 3. Notice of the Hearing shall be published at least once, not less than fifteen (15) days prior to the Hearing, in a newspaper of general circulation within the City of Chicago. In addition, notice by mail shall be given by depositing said notice in the United States mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each property lying within the Area. The notice shall be mailed not less than ten (10) days prior to the time set for the Hearing. In the event taxes for the last preceding year were not paid, the notice shall be sent to the person last listed on the tax rolls prior to that year as the owner of the property.

SECTION 4. Notice of the Hearing shall be substantially in the following form:

Notice of Public Hearing

City of Chicago Special Service Area Number 29-2014.

Notice is hereby given that at _____ o'clock _____.m., on the _____ day of _____, 2014 at the City Council Chambers, City Hall, 121 North LaSalle Street, Chicago, Illinois, a public hearing will be held by the Committee on Finance of the City Council of the City of Chicago to consider the creation of an area within the City of Chicago to be known and designated as Special Service Area Number 29-2014 (the "Area") and the authorization of the levy of a special annual services tax (the "Services Tax") within the Area. The Services Tax under consideration shall be authorized to be levied in tax years 2014 through and including 2028. The purpose of creating the Area shall be to provide special services within the Area, which may include, but not limited to: recruitment of new businesses to the area, rehabilitation activities, maintenance and beautification activities, security, coordination of promotional and advertising activities, strategic planning for the area, and other technical assistance activities to promote commercial and economic development including, but not limited to: streetscape improvements; strategic planning including parking management studies; and enhanced land use oversight and control initiatives, which will be hereinafter referred to collectively as the "Special Services".

At the hearing there will be considered a Services Tax to be levied against the taxable property included within the Area for the provision of the Special Services not to exceed the annual sum of 0.47 percent of the equalized assessed value of taxable property within the Area. The proposed amount of the tax levy for special services for the initial year for which taxes will be levied within the Area in tax year 2014 is \$489,785. The Services Tax shall be in addition to all other taxes provided by law and shall be levied pursuant to the provisions of the Property Tax Code, 35 ILCS 200/1-1 et seq., as amended from time to time.

The Area shall consist of the territory described herein and incorporated hereto as Exhibit 1. The approximate street location of said territory consists of Chicago Avenue from Western Avenue to Halsted Street; Damen Avenue from Chicago Avenue to Huron Street; Milwaukee Avenue from Augusta Avenue to Erie Street on both sides of the street and Division Street to Augusta Avenue on the East side of the street; Ogden Avenue from Fry Street to the Kennedy Expressway; Ashland Avenue from Division Street to Chicago Avenue; and Division Street from Milwaukee Avenue to the Kennedy Expressway on the South side of the street.

At the public hearing any interested person, including all persons owning taxable real property located within the proposed Area, affected by the creation of the Area and the levy of the Services Tax may file with the City Clerk of the City of Chicago written objections to and may be heard orally with respect to any issues embodied in this notice. The Committee on Finance of the City Council of the City of Chicago shall hear and determine all protests and objections at said hearing, and said hearing may be adjourned to another date without further notice other than a motion to be entered upon the minutes fixing the time and place it will reconvene.

If a petition signed by at least fifty-one percent (51%) of the electors residing within the boundaries of the proposed Area and by at least fifty-one percent (51%) of the landowners included within the boundaries of the proposed Area objecting to the creation of the Area and the levy of the Services Tax therein is filed with the City Clerk of the City of Chicago within sixty (60) days following the final adjournment of the public hearing, the Area shall not be created and the Services Tax shall not be levied.

By order of the City Council of the City of Chicago, Cook County, Illinois.

Dated this _____ day of _____, 2014.

City Clerk, City of Chicago,
Cook County, Illinois

SECTION 5. This ordinance shall become effective from its passage and approval.

EXHIBIT 1

Legal Description and Permanent Index Numbers

See attached pages.

1 | **Legal Description of the West Town SSA 29-2014 – Chicago, Illinois**

2
3 That part of the South ½ of Sections 5 and 6, and the North ½ of Sections 7 and 8 in
4 Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County,
5 Illinois, bounded and described as follows:
6

7 Beginning at the intersection of the east line of North Western Avenue with the north line
8 of West Chicago Avenue, being in the West ½ of the Southwest ¼ of said Section 6;
9

10 Thence north along said east line of North Western Avenue to a line 60.2 feet north of
11 and parallel with the north line of West Chicago Avenue;
12

13 Thence east along said line 60.2 feet north of and parallel with the north line of West
14 Chicago Avenue to the west line of Lot 27 in the Subdivision of the south part of Block
15 14 in Suffern's Subdivision, according to the plat thereof recorded March 2, 1894 as
16 Document 2003020;
17

18 Thence north along said west line of Lot 27 to the north line of a 16 foot east-west alley
19 lying south of and contiguous to Lots 15 through 27 in E. A. Cummings and Company's
20 Subdivision, according to the plat thereof recorded April 16, 1912 as Document 4947622;
21

22 Thence east along the north line of the aforesaid 16 foot east-west alley to west line of
23 North Oakley Boulevard;
24

25 Thence east across North Oakley Boulevard to the intersection of the east line of said
26 North Oakley Boulevard with the north line of a 16 foot east-west alley lying north of and
27 contiguous to Lots 26 through 50 in the Subdivision of the south part of Block 14 in
28 Suffern's Subdivision, according to the plat thereof recorded March 2, 1894 as Document
29 2003020;
30

31 Thence east along the north line of the aforesaid 16 foot east-west alley to the west line of
32 North Leavitt Avenue;
33

34 Thence east across North Leavitt Avenue to the intersection of the east line of said North
35 Leavitt Avenue with the north line of a 16 foot east-west alley lying north of and
36 contiguous to Lots 13 through 24 in the Subdivision of the West ½ of Sub-block 2 of
37 Block 15 in Suffern's Subdivision, according to the plat thereof recorded January 26,
38 1883 as Document 445285;
39

40 Thence east along the north line of the aforesaid 16 foot east-west alley to the west line of
41 Lot 1 in F. J. Dewes' Subdivision, according to the plat thereof recorded April 9, 1884 as
42 Document 536363;
43

44 Thence south along the west line of the aforesaid Lot 1 in F. J. Dewes' Subdivision to the
45 south line of said Lot 1;
46

47 Thence east along the south line of the aforesaid Lot 1 in F. J. Dewes' Subdivision to the
48 northwest corner of Lot 7 in said F. J. Dewes' Subdivision;

49
50 Thence north along the northerly extension of the west line of the aforesaid Lot 7 in F. J.
51 Dewes' Subdivision to the north line of the south 5 feet of Lot 1 in F. J. Dewes'
52 Subdivision;

53
54 Thence east along the north line of the south 5 feet of Lot 1 in F. J. Dewes' Subdivision
55 to the west line of North Hoyne Avenue;

56
57 Thence north along the west line of North Hoyne Avenue to the westerly extension of the
58 north line of a 16 foot east-west alley lying north of and contiguous to Lots 78 through
59 102 in the Subdivision of the south portion of Block 16 in Suffern's Subdivision,
60 according to the plat thereof recorded May 1, 1877 as Document 132545;

61
62 Thence east along the westerly extension, the north line of the aforesaid 16 foot east-west
63 alley and its east extension to the west line of North Winchester Avenue;

64
65 Thence southeast across North Winchester Avenue to the intersection of the east line of
66 said North Winchester Avenue with the south line of a 10 foot east-west alley as
67 dedicated by Document 3922311 recorded September 11, 1906;

68
69 Thence east along the aforesaid south line of a 10 foot east-west alley, and its easterly
70 extension, to the west line of North Wolcott Street;

71
72 Thence northeast across North Wolcott Street to the intersection of the east line of North
73 Wolcott Street with the north line of a 16 foot east-west alley lying north of and
74 contiguous to Lots 1 through 12 in Webb's Subdivision of Lot 3 in Superior Court
75 Partition of the South ½ of Block 8 of Cochran and Others Subdivision, according to the
76 plat thereof recorded January 15, 1886 as Document 684463 and Lots 1 through 12 in the
77 Subdivision of Lot 4 in Superior Court Partition of the South ½ of Block 8 of Cochran
78 and Others Subdivision, according to the plat thereof recorded May 12, 1880 as
79 Document 271625;

80
81 Thence east along the north line of the aforesaid 16 foot east-west alley to the west line of
82 North Wood Street;

83
84 Thence southeast across North Wood Street to the intersection of the east line of said
85 North Wood Street with the north line of a 16 foot east-west alley lying north of and
86 contiguous to Lots 1 through 5 in Block 21 and Lots 1 through 5 in Block 22 in
87 Johnston's Subdivision, according to the plat thereof recorded December 8, 1851;

88
89 Thence east along the north line of the aforesaid 16 foot east-west alley and its east
90 extension to the east line of the alley first west of North Ashland Avenue and lying
91 between West Walton Street and West Chicago Avenue;

93 Thence north along said east line to the north line of West Walton Street;
94
95 Thence west along said north line to the east line of vacated North Marshfield Avenue
96 lying between West Walton Street and West Augusta Street;
97
98 Thence north along said east line and its north extension to the north line of West
99 Augusta Street;
100
101 Thence east along said north line to the east line of the alley first west of North Ashland
102 Avenue lying between West Augusta Street and West Cortez Street;
103
104 Thence north along said east line and its north extension to the north line of the south 22
105 feet of Lot 5 in Assessor's Division of Block 1 in Johnston's Subdivision;
106
107 Thence east along said north line to the west line of North Ashland Avenue;
108
109 Thence south along said west line to the west extension of the north line of Lot 27 in
110 Block 1 of Canal Trustees' Subdivision of the west half of Section 5, Township 39,
111 Range 14 East of the Third Principal Meridian (except the southeast quarter of the
112 northwest quarter and the northeast quarter of the southwest quarter);
113
114 Thence east along said west extension and said north line to the east line of Lot 23 in said
115 Block 1;
116
117 Thence south along said east line to the north line of West Haddon Avenue;
118
119 Thence west along said north line to the north extension of the west line of the alley first
120 east of North Ashland Avenue lying between West Haddon Avenue and West Thomas
121 Street;
122
123 Thence south along said west line to the south line of West Thomas Street;
124
125 Thence west along said south line to a line 35.17 feet west of the east line of Lots 19 and
126 20 in Bauwen's and Stewart's Subdivision of the west part of Block 20 of said Canal
127 Trustees' Subdivision;
128
129 Thence south along said line to the north line of Lot 21 in Bauwen's and Stewart's
130 Subdivision of the west part of Block 20 of said Canal Trustees' Subdivision;
131
132 Thence east along said north line to the west line of the alley first east of North Ashland
133 Avenue lying between West Thomas Street and West Cortez Street;
134
135 Thence south along said west line and its south extension to the south line of West Cortez
136 Street;
137

138 Thence east along said south line to the west line of the alley first east of North Ashland
139 Avenue lying between West Cortez Street and West Augusta Boulevard;
140
141 Thence south along said west line to the south line of West Augusta Boulevard;
142
143 Thence west along said south line to the west line of the alley first east of North Ashland
144 Avenue lying between West Augusta Boulevard and West Chestnut Street;
145
146 Thence south along said west line to the south line of West Chestnut Street;
147
148 Thence west along said south line to a line 62.5 feet east of the east line of North Ashland
149 Avenue;
150
151 Thence south along said line and its south extension to the south line of West Pearson
152 Street;
153
154 Thence east along said south line to the to the west line of the north/south alley first east
155 of North Ashland Avenue lying between West Pearson Street and West Fry Street;
156
157 Thence south along said west line and its south extension to the south line of West Fry
158 Street;
159
160 Thence east along said south line to the west line of the alley first east of North Ashland
161 Avenue lying between West Fry Street and West Chicago Avenue;
162
163 Thence south along said west line to the westerly extension of the north line of a 10 foot
164 east-west alley lying south of and contiguous to Lots 21 through 26 in the aforesaid
165 Subdivision of part of Block 29 and south of and contiguous to Lots 1 through 10 in
166 Block 1 of the Subdivision of part of Block 29, according to the plat thereof recorded
167 January 9, 1854;
168
169 Thence east along the aforesaid westerly extension and the north line of said 10 foot east-
170 west alley to the southeast corner of Lot 1 in Block 1 of the Subdivision of part of Block
171 29, according to the plat thereof recorded January 9, 1854;
172
173 Thence south along the southerly extension of the east line of said Lot 1 to the southwest
174 corner of Lot 26 in Block 2 of the Subdivision of 1 acre in the Southeast $\frac{1}{4}$ of Block 29,
175 according to the plat thereof recorded April 23, 1855;
176
177 Thence east along the south line of Lots 24 through 26 in Block 2 of the aforesaid
178 Subdivision of 1 acre in the Southeast $\frac{1}{4}$ of Block 29, to the west line of North
179 Greenview Avenue;
180
181 Thence northeast across North Greenview Avenue to the southwest corner of Lot 6 in the
182 Subdivision of Lot 1 in Geistfield's Subdivision, according to the plat thereof recorded
183 May 18, 1868;

184
185 Thence east along the south line of Lots 4, 5, and 6 in the aforesaid Subdivision of Lot 1
186 in Geistfield's Subdivision to the southeast corner of Lot 4;
187
188 Thence south along the southerly extension of the east line of said Lot 4 to the southwest
189 corner of Lot 13 in the Subdivision of the West ½ of Block 28 of Canal Trustee's
190 Subdivision, according to the plat thereof recorded December 2, 1854;
191
192 Thence east along the south line of Lots 13, 14, 15, and its easterly extension, to the east
193 line of Lot 20 in said Subdivision;
194
195 Thence north along the east line of said Lot 20 to the southwest corner of Lot 5 in the
196 Subdivision of Lot 21 of the West ½ of Block 28 of Canal Trustee's Subdivision,
197 according to the plat thereof recorded April 22, 1864;
198
199 Thence east along the south line of Lots 1 through 5 in the Subdivision of Lot 21 of the
200 West ½ of Block 28 of Canal Trustee's Subdivision to the east line of North Bishop
201 Street;
202
203 Thence south along the east line of said North Bishop Street to the north line of a 12 foot
204 east-west alley lying north of and contiguous to Lots 1 through 13 in Block 28 of O. J.
205 Rose's Subdivision, according to the plat thereof recorded August 4, 1854;
206
207 Thence east along the north line of the aforesaid 12 foot east-west alley to the west line of
208 North Noble Street;
209
210 Thence north along the west line of North Noble Street to the south line of West Chestnut
211 Street;
212
213 Thence east across North Noble Street to the intersection of the east line of said North
214 Noble Street with the south line of West Chestnut Street;
215
216 Thence east along the south line of West Chestnut Street to the east line of North
217 Elizabeth Street;
218
219 Thence south along the east line of North Elizabeth Street to the north line of a 18 foot
220 east-west alley lying north of and contiguous to Lots 76 through 100 in the Subdivision
221 of Block 26 in Canal Trustee's Subdivision, according to the plat thereof recorded July
222 27, 1853;
223
224 Thence east along the north line of the aforesaid 18 foot east-west alley to the center line
225 of North Racine Avenue;
226
227 Thence south along said center line of North Racine Avenue to the west extension of the
228 south line of Lot 30 in Harbine and Roman's Subdivision;
229

230 Thence east along said south line of said Lot 30 and its easterly extension to the
231 southwesterly line of Lot 11 in said Harbine and Roman's Subdivision;
232
233 Thence northwest along the southwesterly line of Lots 8 through 11 in said Harbine and
234 Roman's Subdivision to the east extension of the south line of Lot 32 in said Harbine and
235 Roman's Subdivision;
236
237 Thence west along said extension and said south line to the east line of North Racine
238 Avenue;
239
240 Thence north along the east line of North Racine Avenue to the east extension of the
241 south line of Lot 29 in the Subdivision of Block 26 in Canal Trustees' Subdivision;
242
243 Thence west along said extension and said south line to the west line of said Lot 29;
244
245 Thence north along said west line to the north line of said Lot 29;
246
247 Thence east along said north line to the a point on said north line being 65.77 feet west of
248 the northeast corner of said Lot 29;
249
250 Thence north to the southeast line Lot 2 in Circuit Court partition of Lots 25 to 28 of
251 Block 26 in Canal Trustees' Subdivision;
252
253 Thence northeast along said southeast line to a line 86.8 feet southwest of and parallel
254 with, as measured perpendicular to, the southwest line of North Milwaukee Avenue;
255
256 Thence northwest along said line 86.8 feet southwest of and parallel with, as measured
257 perpendicular to, the southwest line of North Milwaukee Avenue to the southeast line of
258 Lot 23 in said Subdivision of Block 26 in Canal Trustees' Subdivision;
259
260 Thence southwest along said southeast line to the northeast line of the
261 northwest/southeast alley first southwest of North Milwaukee Avenue lying between
262 West Fry Street and West Chestnut Street;
263
264 Thence northwest along said line to the southeast line of Lot 17 in said Subdivision of
265 Block 26 in Canal Trustees' Subdivision;
266
267 Thence northeast along said southeast line to the east line of said Lot 17;
268
269 Thence north along said east line to the south line of West Chestnut Street;
270
271 Thence west along said south line to the southeast extension of the northeast line of the
272 alley in J. Dinet's Subdivision of Outlot 25 in said Canal Trustees' Subdivision, said alley
273 lying between West Walton Street and West Chestnut Street and first southwest of North
274 Milwaukee Avenue;
275

276 Thence northwest along said extension and said northeast line to the southerly most
277 southeast corner of Lot 3 in the Second Resubdivision of Lots 2 to 6 in Block 25 of said
278 Canal Trustees' Subdivision;
279
280 Thence west along the south line of said Lot 3 and its westerly extension to the west line
281 of said Second Resubdivision;
282
283 Thence north along said west line and its north extension to the north line of West Walton
284 Street;
285
286 Thence west along said north line to the northeast line of the alley first southwest of
287 North Milwaukee Avenue lying between West Walton Street and West Augusta
288 Boulevard;
289
290 Thence northwest along said northeast line to the southerly most southeast corner of Lot
291 14 in the Subdivision of Block 23 and 25 and locations of streets and alley in said Canal
292 Trustees' Subdivision, said corner also being the north line of the alley first south of West
293 Augusta Boulevard lying between North Noble Street and west of North Milwaukee
294 Avenue;
295
296 Thence west along said north line to the west line of Lot 10 in the Subdivision of Block
297 23 and 25 and locations of streets and alley in said Canal Trustees' Subdivision;
298
299 Thence north along said west line and its north extension to the to the north line of West
300 Augusta Boulevard;
301
302 Thence east along said north line and its east extension to the northeast line of North
303 Milwaukee Avenue;
304
305 Thence northwest along said northeast line to the south line of West Division Street;
306
307 Thence east along said south line to the west line of the east 14 feet of Lot 14 in Block 22
308 in Elston's Addition to Chicago in Section 5, Township 39 North, Range 14 East of the
309 Third Principal Meridian;
310 Thence south along said west line to the north line of the alley first south of West
311 Division Street;
312
313 Thence continuing south across said alley to the intersection of the south line of said alley
314 with the west line of the east 14 feet of Lot 43 in said Block 22
315
316 Thence south along said west line to a point of intersection with the north line of Haddon
317 Avenue, said point being also the east line of vacated West Haddon Avenue
318
319
320 Thence south along said east line of vacated West Haddon Avenue to the center line of
321 vacated West Haddon Avenue;

322
323 Thence west along said center line of vacated West Haddon Avenue and its west
324 extension to the west line of North Noble Street;
325
326 Thence north along said west line to the south line of Lot 42 of Block 1 in Chatfield's
327 Addition to Chicago, being a Subdivision of Blocks 16 and 17 in Canal Trustees'
328 Subdivision;
329
330 Thence west along said south line to the west line of said Lot 42 of Block 1;
331
332 Thence north along said west line and its north extension to the north line of the alley
333 first south of West Division Street lying between North Noble Street and North Cleaver
334 Street;
335
336 Thence west along said north line and its west extension to the west line of North Cleaver
337 Street;
338
339 Thence south along said west line to the south line of Lot 39 of Block 2 in said
340 Chatfield's Addition to Chicago;
341
342 Thence west along said south line and its west extension to the southwest line of the alley
343 first northeast of North Milwaukee Avenue lying between West Division Street and
344 North Noble Street;
345
346 Thence southeast along said southwest line to the centerline of the vacated portion of
347 North Noble Street by Document 20583296;
348
349 Thence south along said centerline to the north line of the 20 foot vacated portion of West
350 Thomas Street, said vacated portion lying north of and abutting the north line of Lots 1
351 through 4 in the Resubdivision of Lots 51 to 54 of Block 15 in Elston's Addition to
352 Chicago;
353
354 Thence east along said north line to the east line of said vacated portion of said West
355 Thomas Street;
356
357 Thence south along said east line to the south line of West Thomas Street;
358
359 Thence east along said south line to the southwest line of West Cortez Street;
360
361 Thence southeast along said southwest line to the northwest line of Lot 44 in Block 15 in
362 Elston's Addition to Chicago in Section 5, Township 39 North, Range 14 East of the
363 Third Principal Meridian;
364
365 Thence southwest along said line to the southwesterly line of Lots 40 to 44 in said Block
366 15
367

368 Thence southeast along said southwesterly line to the south corner of said Lot 40;
369
370 Thence southerly on a straight line to the north corner of Lot 16 in said Block 15, said
371 line also being located on the west line of the alley, southwest of West Cortez Street;
372
373 Thence southeast along the northeast line of said Lot 16 and its southeast extension to the
374 westerly line of the John Fitzgerald Kennedy Expressway;
375
376 Thence southerly along said westerly line to the northeast line of North Milwaukee
377 Avenue;
378
379 Thence southeast along said northeast line to the south line of West Augusta Boulevard;
380
381 Thence east along said south line to the southwest line of the alley first northeast of North
382 Milwaukee Avenue, south of West Augusta Boulevard and west of North Willard Court;
383
384 Thence southeast along said southwest line to the west line of North Willard Court;
385
386 Thence south along said west line to the west extension of the north line of Lot 19 in
387 Block 12 of Canal Trustees' Subdivision of the west half of Section 5, Township 39
388 North, Range 14 East of the Third Principal Meridian (except the southeast quarter of the
389 northwest quarter and the northeast quarter of the southwest quarter);
390
391 Thence east along said extension, said north line and its east extension to the centerline of
392 the alley vacated by Document Number 16860438, March 27, 1957;
393
394 Thence southeast along said centerline to the northeast extension of the southeast line of
395 Lot 24 in said Block 12 of Canal Trustees' Subdivision;
396
397 Thence southwest along said extension and said southeast line to the north line of Lot 25
398 in said Block 12 of Canal Trustees' Subdivision;
399
400 Thence east along said north line to the west line of North Racine Avenue;
401
402 Thence south along said west line to the north line of Lot 26 in said Block 12 of Canal
403 Trustees' Subdivision;
404
405 Thence west along said north line to the west line of the east 40 feet of said Lot 26;
406
407 Thence south along said west line to the south line of said Lot 26;
408
409 Thence east along said south line to the west line of North Racine Avenue;
410
411 Thence south along said west line to the northeast line of North Milwaukee Avenue;
412

413 Thence southeast along said northeast line to the west line of Lot 1 in Massuda's
414 Resubdivision of Lots 61 to 64, both inclusive, in Block 11 in Elston's Addition to
415 Chicago, also that part of Lot 65 in Assessor's Plat;
416
417 Thence north along said west line to the north line of said Lot 1;
418
419 Thence east along said north line to the west line of North Elston Avenue;
420
421 Thence south along said west line to the west extension of the south line of West Fry
422 Street;
423
424 Thence east along said extension across North Elston Avenue to the intersection of the
425 east line of said North Elston Avenue with the south line of West Fry Street;
426
427 Thence east along the south line of West Fry Street to the northernmost northeast corner
428 of Lot 1 in Block 8 of Elston's Addition to Chicago;
429
430 Thence southeast along the northeasterly line of Lots 1 through 13 in the aforesaid Block
431 8 of Elston's Addition to Chicago to the west line of North May Street;
432
433 Thence east on a line drawn perpendicular to the east and west lines of North May Street
434 to the east line of North May Street;
435
436 Thence south along the east line of North May Street to the southwest corner of Lot 9 in
437 Block 7 of Elston's Addition to Chicago;
438
439 Thence east along the south line of said Lot 9 to the west line of Lot 10 in Block 7 of
440 Elston's Addition to Chicago;
441
442 Thence north along the west line of said Lot 10 to the south line of Lot 7 in Block 7 of
443 Elston's Addition to Chicago;
444
445 Thence east along the south line of said Lot 7 to the southeast corner of Lot 7;
446
447 Thence north along the east line of said Lot 7 to the westerly extension of the south line
448 of Lots 21 through 24 in Block 7 of Elston's Addition to Chicago;
449
450 Thence east along the aforesaid westerly extension and the south line of Lots 21 through
451 24 to the northwest line of North Ogden Avenue;
452
453 Thence northeast along the aforesaid northwest line of North Ogden Avenue to the east
454 line of Lot 19 in Block 7 of Elston's Addition to Chicago;
455
456 Thence east along a line drawn perpendicular to the east line of North Carpenter Street,
457 across North Ogden Avenue and North Carpenter Street, to the east line of said North
458 Carpenter Street;

459

460 Thence south along the east line of North Carpenter Street to the northwest corner of Lot
461 1 in Assessor's Division of Block 2 of Elston's Addition to Chicago, according to the plat
462 thereof recorded August 20, 1868;

463

464 Thence east along the north line of Lots 1 through 9 in the aforesaid Assessor's Division
465 of Block 2 to the northeast corner of Lot 9, also being the southeast corner of Lot 10 in
466 said Assessor's Division;

467

468 Thence north along the east line of said Lot 10 to the westerly extension of the south line
469 of Lot 11 in J. A. Yale's Resubdivision of Block 9, according to the plat thereof recorded
470 April 25, 1873 as Document 94836;

471

472 Thence east along the aforesaid westerly extension and the south line of Lot 11 to the
473 west line of North Sangamon Street;

474

475 Thence east across North Sangamon Street to the southwest corner of Lot 9 in J. A.
476 Yale's Resubdivision of Block 10;

477

478 Thence continuing east along the south line of the aforesaid Lot 9 to the west line of Lot
479 8 in Block 10 of Wight's Addition to Chicago, according to the plat thereof recorded
480 November 30, 1835;

481

482 Thence south along the west line of the aforesaid Lot 8 and the west line of Lot 9 to the
483 southwest corner of Lot 9 in Block 10 of Wight's Addition to Chicago;

484

485 Thence east along the south line of the aforesaid Lot 9 to a point 34.17 feet west of the
486 east line of said Lot 9;

487

488 Thence southeast to a point on the west line of North Lessing Street, said point being
489 47.65 feet south of the southeast corner of said Lot 9 as measured along said west line;

490

491 Thence north along the west line of North Lessing Street to the westerly extension of the
492 north line of Lots 7 through 10 in J. A. Yale's Resubdivision of Block 11;

493

494 Thence east along the aforesaid westerly extension and the north line of Lots 7 through
495 10 to the northeast corner of said Lot 7;

496

497 Thence south along the east line of said Lot 7 to the southwest corner of Lot 9 in Block
498 11 of Wight's Addition to Chicago;

499

500 Thence east along the south line of the aforesaid Lot 9 to the west line of North Peoria
501 Street;

502

503 Thence north along the west line of North Peoria Street to the westerly extension of the
504 north line of Lots 5 through 8 in J. A. Yale's Resubdivision of Block 12;

505
506 Thence east along the aforesaid westerly extension and the north line of Lots 5 through 8
507 to the northeast corner of said Lot 5;
508
509 Thence south along the east line of said Lot 5 to the northwest corner of Lot 4;
510
511 Thence east along the north line of Lots 1 through 4 in said J. A. Yale's Resubdivision of
512 Block 12 to the west line of North Green Street;
513
514 Thence south along the west line of North Green Street to the north line of West Chicago
515 Avenue;
516
517 Thence east along the north line of West Chicago Avenue to the northwesterly extension
518 of the westerly line of the Chicago and North Western Railroad in the East ½ of the
519 Northeast ¼ of Section 8, Township 39 North, Range 14 East;
520
521 Thence southeast along the aforesaid westerly line of the Chicago and North Western
522 Railroad to the east line of Lot 10 in Block 7 of Ridgely's Addition to Chicago, according
523 to the plat thereof re-recorded September 19, 1878 as Document 194914;
524
525 Thence South along said east line to the south line of said Lot 10;
526
527 Thence west along said south line of Lot 10 and its west extension to the southwest
528 corner of Lot 7 in Block 7 of Ridgely's Addition to Chicago;
529
530 Thence south along the southerly extension of the west line of the aforesaid Lot 7 to the
531 easterly extension of the south line of an 18 foot east-west alley lying south of and
532 contiguous to Lots 1 through 6 in Block 7, Lots 1 through 23 in Block 6 and Lots 1
533 through 14 in Block 3 of Ridgely's Addition to Chicago;
534
535 Thence west along the aforesaid easterly extension and south line of an 18 foot east-west
536 alley to the east line of North Morgan Street;
537
538 Thence south along the east line of North Morgan Street to the easterly extension of the
539 south line of Lot 14 in Block 2 in Ridgely's Addition to Chicago;
540
541 Thence west along said south line to the east line of Lot 7 in Assessor's Division in the
542 northeast corner of the NE ¼ of Section 8, Township 39 North, Range 14;
543
544 Thence north along the east line of the aforesaid Lot 7, and its northerly extension, to the
545 centerline of a 16 foot east-west alley vacated by ordinance passed February 1, 1977 and
546 recorded March 24, 1977 as Document 23862844;
547
548 Thence west along the aforesaid centerline of a vacated alley to the east line of North
549 Carpenter Street;
550

551 Thence south along the east line of North Carpenter Street to the north line of Lot 6 in
552 Stow's Subdivision, according to the plat thereof recorded June 13, 1867 (ante-fire);
553
554 Thence east along the north line of the aforesaid Lot 6 to the west line of Lot 12 in Block
555 2 of Ridgely's Addition to Chicago, according to the plat thereof re-recorded September
556 19, 1878 as Document 194914;
557
558 Thence south along the west line of said Lot 12 and Lots 6 through 11 in Block 2 of
559 Ridgely's Addition to Chicago to the southwest corner of said Lot 6;
560
561 Thence east along the south line of said Lot 6 to the northeast corner of Lot 5 in Block 2
562 of Ridgely's Addition to Chicago;
563
564 Thence south along the east line of said Lot 5 to the centerline of a 12 foot east-west alley
565 vacated by Ordinance recorded September 1, 1987 as Document 87-481208, said alley
566 lies north of and contiguous to Lot 4 in Block 2 of Ridgely's Addition to Chicago;
567
568 Thence east along the aforesaid centerline of the vacated alley to the northerly extension
569 of the east line of Lot 4 in Block 2 of Ridgely's Addition to Chicago;
570
571 Thence south along the aforesaid northerly extension of the east line of said Lot 4 to the
572 northeast corner of said Lot 4;
573
574 Thence east along the north line of Lots 1 through 3 in Block 2 of said Ridgely's
575 Addition to Chicago to the west line of North Morgan Street;
576
577 Thence south along the west line of North Morgan Street to the northwesterly line of
578 North Morgan Street;
579
580 Thence southwest along the northwesterly line of North Morgan Street to a line drawn
581 perpendicular to the northwesterly line of North Morgan Street from the northwest corner
582 of Lot 21 in Block 1 of Ridgely's Addition to Chicago;
583
584 Thence southeast along the aforesaid perpendicular line to the northwest corner of Lot 21
585 in Block 1 of Ridgely's Addition to Chicago;
586
587 Thence east along the north line of the aforesaid Lot 21, also being the south line of West
588 Huron Street, and its easterly extension, to the east line of Lot 19 in Block 1 of Ridgely's
589 Addition to Chicago;
590
591 Thence south along the east line of said Lot 19 and the east line of Lot 18 to the
592 northwest corner of Lot 17 in Block 1 of Ridgely's Addition to Chicago;
593
594 Thence southeasterly along the northeasterly line of Lots 5 through 17 in said Block 1 of
595 Ridgely's Addition to Chicago, to the northwest corner of Lot 4 in said Block 1;
596

597 Thence east along the north line of said Lot 4 in Block 1 of Ridgely's Addition to
 598 Chicago to the west line of North Sangamon Street;
 599
 600 Thence south along the west line of North Sangamon Street, and its southerly extension,
 601 to the westerly extension of the north line of West Ancona Street;
 602
 603 Thence east along the aforesaid westerly extension and the north line of West Ancona
 604 Street to the northerly extension of the easterly most east line of Lot 2 the Subdivision of
 605 Lot 13 of Block 36 of Ogden's Addition to Chicago;
 606
 607 Thence south along the aforesaid northerly extension and said east line of said Lot 2 to
 608 the southeast line of said Lot 2;
 609
 610 Thence southwest along said southeast line to the westerly most east line of said Lot 2;
 611
 612 Thence south along said east line to the north line of West Erie Street;
 613
 614 Thence west along the north line of West Erie Street to the west line of Lot 5 in
 615 Assessor's Division of Lots 1 to 6 inclusive in Block 37 of Ogden's Addition to Chicago;
 616
 617 Thence north along said west line to the north line of Lots 7 and 8 in said Division;
 618
 619 Thence west along said north line and its west extension to the center line of North
 620 Morgan Street;
 621
 622 Thence north along said center line to the south line of the alley lying first South of
 623 Huron Street;
 624
 625 Thence west along said south line of the alley lying first south of Huron Street to the
 626 east line of Lot 12 in Block 12 in Ridgely's Addition to Chicago, a subdivision of Blocks
 627 5, 9, 10, 11, 12, 14, 15 and 16 of Assessor's Division in the northeast quarter of the
 628 northeast quarter of Section 8, Township 39 North, Range 14 East of the Third Principal
 629 Meridian;
 630
 631 Thence north along said east line of Lot 12 and its north extension to the south line of
 632 West Huron Street;
 633
 634 Thence west along the said south line of West Huron Street, across North Carpenter
 635 Street, to the west line of North Carpenter Street;
 636
 637 Thence north along the west line of North Carpenter Street to the northeast corner of Lot
 638 1 in Block 43 of Ogden's Addition to Chicago;
 639
 640 Thence west along the north line of said Lot 1 and the north line of Lots 2 and 3 in Block
 641 43 of Ogden's Addition to Chicago to the east line of North Curtis Street;
 642

643 Thence west across North Curtis Street to the southeast corner of Lot 43 in the
644 Subdivision of the Southwest Part of Block 43 in Ogden's Addition to Chicago, said
645 corner also being on the west line of North Curtis Street;
646
647 Thence northwesterly along said west line of North Curtis Street to the east corner of Lot
648 37 in said Subdivision;
649
650 Thence southwest along said southeast line to the east line of said Lot 37;
651
652 Thence south along said east line to a line drawn from the angle point in the west and
653 northwesterly line of said Lot 37 to the southerly most southeast corner of Lot 38 in said
654 Subdivision;
655
656 Thence northwest to the intersection of the west line and the northwesterly line of said
657 Lot 37 in the Subdivision of the Southwest Part of Block 43 in Ogden's Addition to
658 Chicago;
659
660 Thence northwest along the southwesterly line of Lots 10 through 13 in the Subdivision
661 of Lots 23, 25 to 34, both inclusive, in the Subdivision of Block 43 in Ogden's Addition
662 to Chicago, according to the plat thereof recorded January 18, 1884 as Document 520270,
663 to the southeast line of North Ogden Avenue;
664
665 Thence west, across North Ogden Avenue, to the west line of North May Street;
666
667 Thence north along the west line of North May Street to the south line of an east-west
668 public alley lying north of and contiguous to Lots 19 through 29 in the Subdivision of
669 Block 42 of Ogden's Addition to Chicago;
670
671 Thence west along the aforesaid south line of an east-west public alley and its west
672 extension to the west line of North Racine Avenue;
673
674 Thence north along the west line of North Racine Avenue to the south line of a 10 foot
675 east-west alley lying south of and contiguous to Lots 1 through 9 in Block 1 of Taylor's
676 Subdivision, according to the plat thereof recorded June 8, 1866;
677
678 Thence west along the aforesaid south line of a 10 foot east-west alley, and its westerly
679 extension to the west line of a 13 foot north-south alley lying east of and contiguous to
680 Lots 10 through 25 in Block 1 of Taylor's Subdivision;
681
682 Thence south along the aforesaid west line of a 13 foot north-south alley to the southeast
683 corner of Lot 18 in said Block 1;
684
685 Thence west along the south line of said Lot 18 to the east line of North Willard Court;
686
687 Thence north along the east line of North Willard Court to the easterly extension of the
688 north line of Lot 47 in Block 2 of Taylor's Subdivision;

689
690 Thence west along the aforesaid easterly extension, the north line of Lot 47 in Block 2
691 and its west extension to the west line of a 13 foot north-south alley lying east of and
692 contiguous to Lots 10 through 25 in Block 2 of Taylor's Subdivision;
693
694 Thence north along the aforesaid west line of a 13 foot north-south alley to the northeast
695 corner of Lot 10 in Block 2 of Taylor's Subdivision;
696
697 Thence west along the north line of Lot 10 in Block 2, the north line of Lots 10 and 50 in
698 Block 3 and the north line of Lot 50 in Block 4 of Taylor's Subdivision, to the east line of
699 a 13 foot north-south alley lying east of and contiguous to Lots 10 through 25 in Block 4
700 of Taylor's Subdivision;
701
702 Thence south along the aforesaid east line of a 13 foot north-south alley to the easterly
703 extension of the south line of Lot 18 in Block 4 of Taylor's Subdivision;
704
705 Thence west along said easterly extension, the south line of said Lot 18 and its west
706 extension to the west line of North Ada Street;
707
708 Thence north along the west line of North Ada Street to the northeast corner of Lot 50 in
709 Block 5 of Taylor's Subdivision;
710
711 Thence west along the north line of said Lot 50 and the north line of Lot 10 in Block 5 to
712 the east line of North Noble Street;
713
714 Thence south along the east line of North Noble Street to the easterly extension of the
715 north line of Lots 16 through 30 in Block 1 in the Subdivision of Blocks 1 and 2 in
716 Bickerdike's Addition to Chicago, according to the plat thereof recorded June 1, 1859;
717
718 Thence west along the aforesaid easterly extension and the north line of Lots 16 through
719 30 in Block 1 and along the north line of Lots 16 through 30 in Block 2 in the
720 Subdivision of Blocks 1 and 2 in Bickerdike's Addition to Chicago, to the east line of
721 North Armour Street;
722
723 Thence west across North Armour Street to the northeast corner of Lot 30 in Block 3 of
724 the Subdivision of Blocks 3 to 6 in George Bickerdike's Addition to Chicago;
725
726 Thence west along the north line of Lots 17 through 30 in the aforesaid Block 3 of the
727 Subdivision of Blocks 3 to 6 in George Bickerdike's Addition to Chicago and its west
728 extension to the west line of North Ashland Avenue;
729
730 Thence north along said west line to the south line of Lots 1 through 4 of the Subdivision
731 of Block 1 of Canal Trustees' Subdivision;
732

733 Thence west along said south line to the east line of a 20 foot east-west alley, said alley
734 being vacated by ordinance passed May 19, 1937 and recorded July 16, 1937 as
735 Document 12027968;
736
737 Thence south along said east line to the center line of said vacated alley;
738
739 Thence west along the centerline of the aforesaid vacated 20 foot east-west alley to the
740 northerly extension of the west line of Lot 41 in the Subdivision of Block 1 of Canal
741 Trustee's Subdivision;
742
743 Thence south along the aforesaid northerly extension of the west line of Lot 41 to the
744 northwest corner of Lot 41;
745
746 Thence west along the north line of Lots 26 through 41 in the Subdivision of Block 1 of
747 Canal Trustee's Subdivision to the east line of North Paulina Street;
748
749 Thence west across North Paulina Street to the northeast corner of Lot 49 in the
750 Subdivision of the North ½ of Block 2 in Canal Trustee's Subdivision, according to the
751 plat thereof recorded October 25, 1856;
752
753 Thence west along the north line of Lots 49 through 72 in the Subdivision of the North ½
754 of Block 2 in Canal Trustee's Subdivision to the east line of North Wood Street;
755
756 Thence west across North Wood Street to the northeast corner of Lot 24 in the
757 Subdivision of the East ½ of Block 3 in Canal Trustee's Subdivision, according to the
758 plat thereof recorded November 19, 1880 as Document 298114;
759
760 Thence west along the north line of Lots 13 through 24 in the aforesaid Subdivision and
761 along the north line of Lots 13 through 24 in John Nicolson's Subdivision, according to
762 the plat thereof recorded October 4, 1878 as Document 196642, to the east line of North
763 Wolcott Avenue;
764
765 Thence west across North Wolcott Avenue to the northeast corner of Lot 4 in the
766 Resubdivision of Lots 47 to 50, according to the plat thereof recorded June 3, 1887 as
767 Document 836477;
768
769 Thence west along the north line of the aforesaid Lot 4 and the north line of Lots 28
770 through 46 in H. M. Thompson's Resubdivision of Block 4 to the northwest corner of Lot
771 28;
772
773 Thence south along the west line of the aforesaid Lot 28 and its southerly extension, to
774 the south line of West Superior Street;
775
776 Thence west along the south line of West Superior Street to the northwest corner of Lot
777 74 in H. M. Thompson's Resubdivision of Block 4;
778

779 Thence south along the west line of Lots 74 and 77 in the aforesaid H. M. Thompson's
780 Resubdivision of Block 4 to the north line of West Huron Street;
781
782 Thence west along said north line to the southwest corner of Lot 50 in Block 2 of J. W.
783 Cochran's Subdivision of Block 5 in Canal Trustee's Subdivision;
784
785 Thence north along the west line of the aforesaid Lot 50 and its north extension to the
786 north line of the alley first south of West Superior Street lying between North Damen
787 Avenue and North Hoyne Avenue;
788
789 Thence west along said north line to the west line of Lot 3 in Block 2 of J. W. Cochran's
790 Subdivision;
791
792 Thence north along said west line and its north extension to the north line of West
793 Superior Street;
794
795 Thence east along said north line to the west line of Lot 1 in Block 3 of J. W. Cochran's
796 Subdivision;
797
798 Thence north along said west line to the south line of West Lee Place;
799
800 Thence west along the south line of West Lee Place to the southerly extension of the west
801 line of Lot 49 in Block 1 of J. W. Cochran's Subdivision;
802
803 Thence north along the aforesaid southerly extension and the west line of Lot 49 to the
804 northwest corner of Lot 49;
805
806 Thence west along the north line of Lots 44 through 48 in said Block 1 of J. W.
807 Cochran's Subdivision of Block 5 in Canal Trustee's Subdivision to the northwest corner
808 of Lot 44;
809
810 Thence south along the west line of said Lot 44 to the north line of West Lee Place;
811
812 Thence west along the north line of West Lee Place to the southwest corner of Lot 40 in
813 said Block 1 of J. W. Cochran's Subdivision;
814
815 Thence north along the west line of the aforesaid Lot 40 to the northwest corner of Lot
816 40;
817
818 Thence west along the north line of Lots 26 through 39 in said Block 1 of J. W.
819 Cochran's Subdivision to the east line of North Hoyne Avenue;
820
821 Thence south along the east line of North Hoyne Avenue to the easterly extension of the
822 north line of Lots 26 through 50 in the Subdivision of Block 6 in Canal Trustee's
823 Subdivision;
824

825 Thence west along the aforesaid easterly extension and the north line of Lots 26 through
826 50 to the east line of North Leavitt Street;

827
828 Thence west across North Leavitt Street to the intersection of the west line of North
829 Leavitt Street with the south line of the 18 foot east-west alley lying south of and
830 contiguous to Lots 1 through 25 in the Subdivision of Block 7 in Canal Trustee's
831 Subdivision;

832
833 Thence west along the aforesaid south line of the 18 foot east-west alley to the east line
834 of North Oakley Avenue;

835
836 Thence west across North Oakley Avenue to the intersection of the west line of North
837 Oakley Avenue with the south line of the 16 foot east-west alley lying south of and
838 contiguous to Lots 1 through 27 in E. Manchester Nichol's Addition to Chicago,
839 according to the plat thereof recorded April 17, 1901 as Document 3088258;

840
841 Thence west along the aforesaid south line of the 16 foot east-west alley to the east line
842 of North Western Avenue;

843
844 Thence north along said east line to the Point of Beginning, all in the City of Chicago,
845 Cook County, Illinois.

846
847
848 Legal Description revised July 8, 2014:

849
850 Alfred Benesch & Company

851
852
853
854

Illinois Professional Land Surveyor No. 3685
855 License expires November 30, 2014
856

SSA 29-2014 West Town PIN List

PIN14

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