



City of Chicago



O2015-1438

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/18/2015
Sponsor(s):	Balcer (11)
Type:	Ordinance
Title:	Vacation of public street(s) on portions of W 50th St, S Millard Ave and S Central Park Ave
Committee(s) Assignment:	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 3600-3656 W. 50th Street, approximately 4920-4998 S. Central Park Avenue, and approximately 4971-4999 S. Lawndale Avenue are owned by Park Place Venture, LLC, a Delaware Limited Liability Company; and

WHEREAS, Park Place Venture, LLC proposes to use the portion of the street to be vacated herein for the creation of residential lots and amenities associated with the Park Place Subdivision; 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 part of the public street, 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. Millard Avenue along with that part of an east-west 16 foot wide public alley, in Park Place Unit 1, being a Subdivision in the South Half of the East Half of the Northwest Quarter of Section 11, Township 38 North, Range 13 East of the Third Principal Meridian, according to the plat thereof recorded December 6, 2007 as Document number 0734003180, described as follows;

Beginning at the Southeast corner of Lot 57, said corner also being on the west line of and adjoining S. Millard Avenue, in said Park Place Unit 1; thence North 0 degrees 00 minutes 00 seconds East along the east line of said Lot 57, a distance of 100.00 feet; thence North 90 degrees 00 minutes 00 seconds East 73.16 feet to a point within said east-west 16 foot wide public alley and 4.75 feet north of the north line of Lot 65 in said Park Place Unit 1; thence South 0 degrees 00 minutes 00 seconds East 4.75 feet to said north line of Lot 65, also being on and adjoining the south line of said east-west 16 foot wide public alley in said Park Place Unit 1; thence North 90 degrees 00 minutes 00 seconds West along the north line of said Lot 65, said corner also being on the east line and adjoining said S. Millard Avenue, 9.49 feet to the Northwest corner of said Lot 65; thence South 0 degrees 00 minutes 00 seconds East along the west line of said Lot 65, a distance of 95.25 feet to the southwest corner of said Lot 65, said corner also on and adjoining the north line of W. 50th Street; thence North 90

degrees 00 minutes 00 seconds West 63.67 feet along the extension of said north line to the Point of Beginning, in Cook County, Illinois.

Said Parcel containing 0.147 acres (6,412 sq. ft.), more or less.

PARCEL 2:

Also that part of S. Millard Avenue in Park Place Unit 1, being a Subdivision in the South Half of the East Half of the Northwest Quarter of Section 11, Township 38 North, Range 13 East of the Third Principal Meridian, according to the plat thereof recorded December 6, 2007 as Document number 0734003180, described as follows;

Beginning at a point on the east line of said Millard Avenue also being the west line of Lot 64 in said Park Place Unit 1, that is 4.75 feet North of the Southeast corner of said Lot 64; thence North 90 degrees 00 minutes 00 seconds West 63.67 feet to the east line of Lot 57, said point also being on the west line of said S. Millard Avenue, in said Park Place Unit 1; thence North 0 degrees 00 minutes 00 seconds East along the east line of Lots 57 and 58 in said Park Place Unit 1, a distance of 105.40 feet to a tangent curve; thence northeasterly along said tangent curve also being the southeast line of said Lot 58 a distance of 69.12 feet along said curve whose radius is 44.00 feet, the center of said curve being to the southeast, the chord of said curve bears North 45 degrees 00 minutes 00 seconds East 62.23 feet; thence continuing along said line of Lot 58, North 90 degrees 00 minutes 00 seconds East 8.85 feet to the northernmost southeast corner line of said Lot 58 said corner also being on the west line of Lot 59 in said Park Place Unit 1; thence South 0 degrees 00 minutes 00 seconds East, along the west line of said Lot 59, a distance of 15.50 feet to the Southwest corner of said Lot 59; thence North 90 degrees 00 minutes 00 seconds East along the south line of said Lot 59, a distance of 10.82 feet to the corner on the west most line of Lot 63 in said Park Place Unit 1, said corner also being on the east line of said S. Millard Avenue; thence South 0 degrees 00 minutes 00 seconds East along the west line of said Lots 63 and 64, a distance of 133.90 feet to the Point of Beginning, in Cook County, Illinois.

Said Parcel containing 0.205 acres (8,929 sq. ft.), more or less.

PARCEL 3:

Also that part of an east-west 16 foot wide public alley lying between and adjoining Lots 64 and 65 in Park Place Unit 1, being a Subdivision in the South Half of the East Half of the Northwest Quarter of Section 11, Township 38 North, Range 13 East of the Third Principal Meridian, according to the plat thereof recorded December 6, 2007 as Document number 0734003180, described as follows;

Beginning at the Northeast corner of said Lot 65, said corner also being on the south line of said east-west 16 foot wide public alley, and also on the west line of S. Central Park Avenue; thence North 90 degrees 00 minutes 00 seconds West along the north line of said Lot 65, a distance of 185.26 feet; thence North 0 degrees 00 minutes 00 seconds East 4.75 feet; thence North 90 degrees 00 minutes 00 seconds East 185.26 feet to the west line of S. Central Park Avenue; thence South 0 degrees 00 minutes 00 seconds West, along the west line of said S. Central Park Avenue, 4.75 feet to the Point of Beginning, in Cook County, Illinois. Said Parcel containing 0.020 acres (880 sq. ft.), more or less 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 vacation.

SECTION 2. Park Place Venture, LLC acknowledges that all currently existing public water mains, hydrants and appurtenances within the areas to be vacated shall become the private property and the maintenance responsibility of Park Place Venture, LLC. Abandonment and reconfiguration work involving City water facilities will be accomplished by the Department of Water Management, at the developer's expense. Abandonment/reconfiguration expenses and the value of the amortized water main shall be paid to the Department of Water Management prior to recording.

SECTION 3. Park Place Venture, LLC acknowledges that all currently existing public sewers and appurtenances within the area to be vacated as depicted herein shall become the private property and maintenance responsibility of Park Place Venture, LLC. If and when the existing sewer and appurtenances within the area to be vacated are abandoned, the abandonment plans must be reviewed, approved and permitted by the Department of Water Management, Sewer Design Section requirements prior to work.

SECTION 4. The vacation herein provided for is made upon the express condition that within 180 days after the passage of this ordinance, Park Place Venture, 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 public street hereby vacated the sum one hundred and fifty thousand dollars (\$ 150,000), which sum in the judgment of this body will be equal to such benefits.

SECTION 5. 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 applicant 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 the corresponding full sized plat as approved by the Superintendent of Maps and Plats.

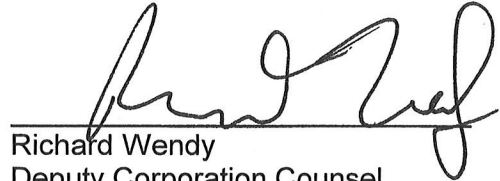
SECTION 6. This ordinance shall take effect and be in force from and after its passage. The vacation shall take effect and be in force from and after its recording.

Vacation Approved:



Rebekah Scheinfeld
Commissioner of Transportation

Approved as to Form and Legality



Richard Wendy
Deputy Corporation Counsel



Honorable Edward M. Burke
Alderman, 14th Ward

James Balcer
11th Ward



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

May 4, 2015

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 South Millard Avenue between West 50th Street and approximately the railroad tracks to the North in the 14th Ward. This ordinance was referred to the Committee on March 18, 2015.

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

(Ward 11)

Respectfully submitted,

Anthony Beale,
Chairman