



City of Chicago



O2017-947

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	2/22/2017
Sponsor(s):	Cardenas (12)
Type:	Ordinance
Title:	Vacation of portion(s) of S Richmond St bounded by W 35th St and W 36th St
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 3500-3558 S. Richmond Street are owned by Quality Properties, LLC, an Illinois limited liability company ("Developer"); and

WHEREAS, the Developer proposes to use the portion of the street to be vacated herein for storage; 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 those portions of public street, described in the following ordinance; now therefore,

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

SECTION 1. THE WEST 16 FEET OF SOUTH RICHMOND STREET, 66 FOOT WIDE, LYING EAST OF AND ADJOINING THE EAST LINE OF BLOCK 4 IN GROSS AND MOORE'S SUBDIVISION , LYING NORTH OF AND ADJOINING THE NORTH LINE OF THE WEST 36th STREET AND LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF THE WEST 35th STREET, ALL IN GROSS AND MOORE'S SUBDIVISION IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED OCTOBER 30, 1902, AS DOCUMENT NUMBER 3314343, IN COOK COUNTY, ILLINOIS, SAID ABOVE DESCRIBED PARCEL CONTAINING 9,603 SQUARE FEET OR 0.22 ACRES, MORE OR LESS 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 vacation.

SECTION 2. The City of Chicago hereby reserves for the benefit of Commonwealth Edison, AT&T/SBC, Comcast 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 street herein vacated, with the right of ingress and egress. The grade of the vacated public way shall not be altered in a manner so as to interfere with the operation and maintenance of Commonwealth Edison, AT&T/SBC, and or Comcast facilities. No construction, buildings, permanent structures or obstructions shall occur or be placed over the area herein vacated without express written release of easement by the involved herein cited. Any future Developer-prompted relocation of facilities lying

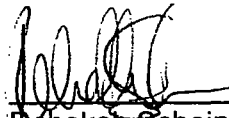
within the area herein vacated will be accomplished by the involved utility, and be done at the expense of the beneficiary of the vacation, its successors or assigns.

SECTION 3. The vacation herein provided for is made upon the express condition that within 180 days after the passage of this ordinance, the Developer 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 Fifty Thousand dollars (\$ 50,000.00), which sum in the judgment of this body will be equal to such benefits.

SECTION 4. The vacation herein provided for are made upon the express condition that within one hundred eighty (180) days after the passage of this ordinance, the Developer shall file or cause to be filed for recordation with the Office of the Recorder of Deeds of Cook County, Illinois a certified copy of this ordinance, together with the associated full sized plats as approved by the Acting Superintendent of Maps and Plats.

SECTION 5. 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 recording of the approved plat.

Vacation Approved:

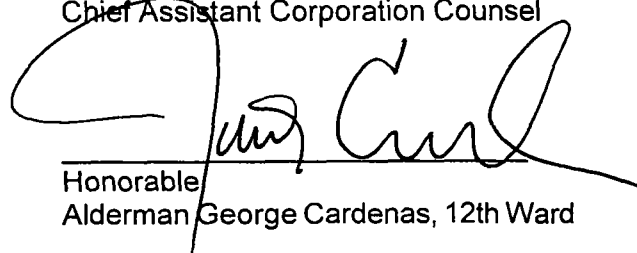


Rebekah Scheinfeld
Commissioner of Transportation

Approved as to Form and Legality



Lisa Mishner
Chief Assistant Corporation Counsel



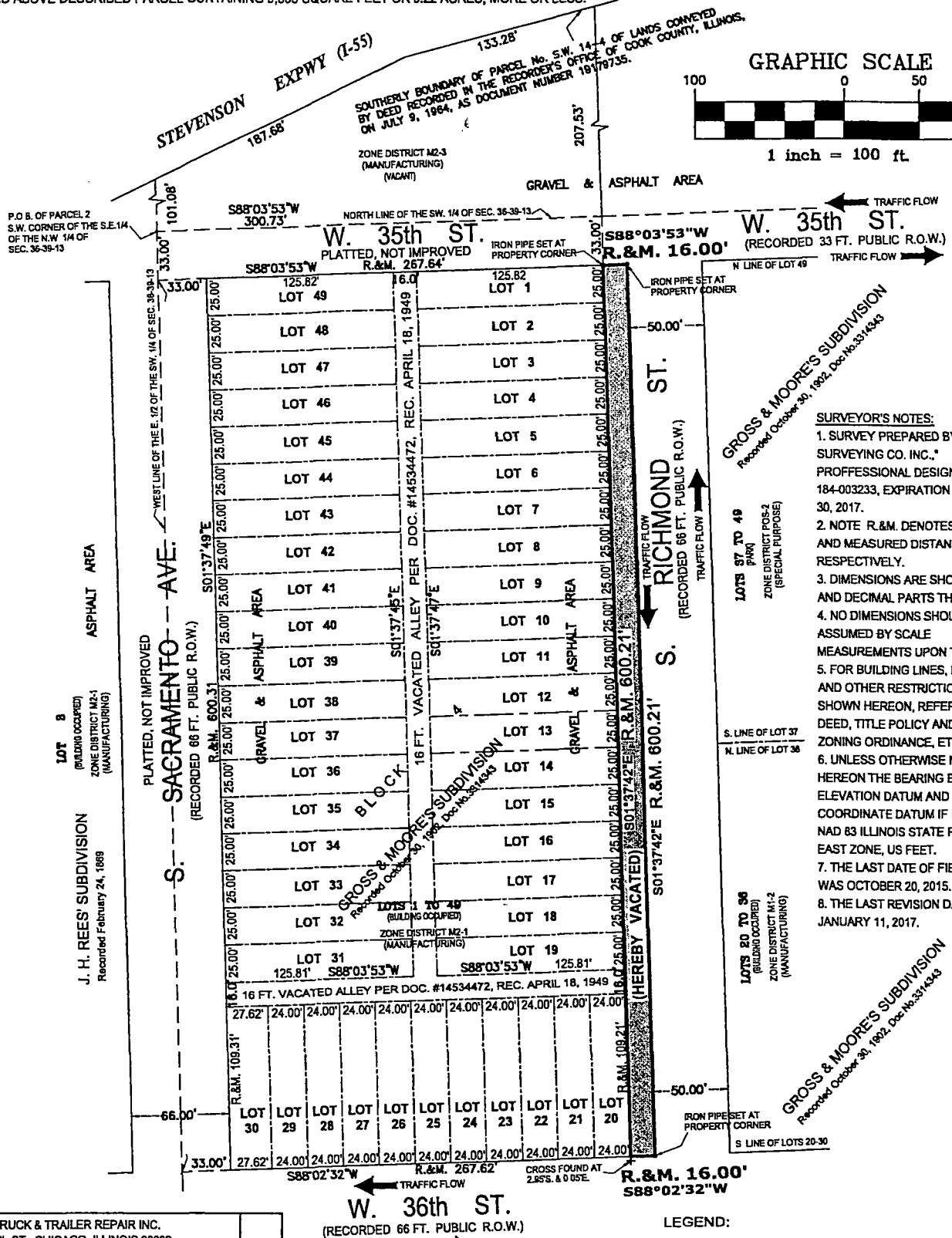
Honorable
Alderman George Cardenas, 12th Ward

PLAT OF VACATION

GRAPHIC SCALE

100 0 50 100

1 inch = 100 ft.




SURVEYOR'S NOTES:

1. SURVEY PREPARED BY "MM SURVEYING CO. INC." PROFESSIONAL DESIGN FIRM NO. 184-003233, EXPIRATION DATE APRIL 30, 2017.
2. NOTE R.&M. DENOTES RECORDED AND MEASURED DISTANCES RESPECTIVELY.
3. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
4. NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THE PLAT.
5. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE, ETC.
6. UNLESS OTHERWISE NOTED HEREON THE BEARING BASIS, ELEVATION DATUM AND COORDINATE DATUM IF USED IS IN NAD 83 ILLINOIS STATE PLANES, EAST ZONE, US FEET.
7. THE LAST DATE OF FIELD WORK WAS OCTOBER 20, 2015.
8. THE LAST REVISION DATE WAS JANUARY 11, 2017.

PREPARED FOR:	QUALITY TRUCK & TRAILER REPAIR INC. 2940 W. 36th ST., CHICAGO, ILLINOIS 60632	PAGE: 1 OF 3
MAIL TO:	QUALITY TRUCK & TRAILER REPAIR INC. 2940 W. 36th ST., CHICAGO, ILLINOIS 60632	
MM SURVEYING CO., INC. PROFESSIONAL DESIGN FIRM NO.164-003233 EXPIRATION DATE: APRIL 30, 2017 5812 W. HIGGINS AVENUE CHICAGO, ILLINOIS 60630 PHONE: 773/282-5900, FAX: 773/282-9424 EMAIL: MMSURVEY1285@SBGGLOBAL.NET		ORDER NO. 86556 SCALE: 1"=100' DATE: OCT. 20, 2015 REV: MAY 03, 2016 REV: JAN. 11, 2017

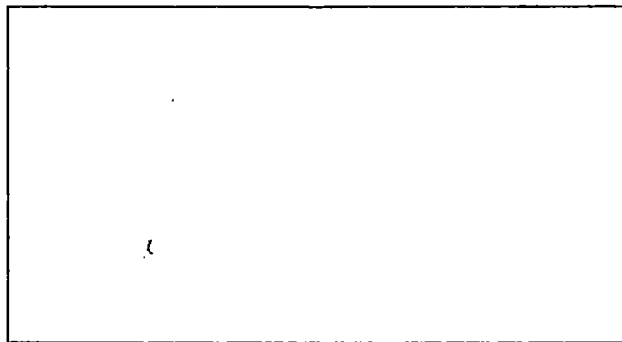
LEGEND:

R.O.W.	- RIGHT OF WAY
LINE TYPE: (CONTINUOUS)	_____ BLOCK AND R.O.W. LINE
(CENTERX2)	_____ LOT LINE
(DASHDX2)	_____ SECTION LINE
(CONTINUOUS BOLD)	_____ PROPERTY LINE
SHADE / HATCH PATTERN TYPE: (SOLID GRAY)	 HEREBY VACATED (AREA)

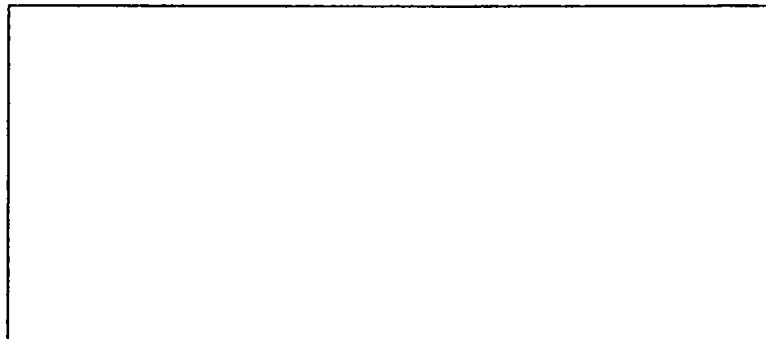
CDOT# 36-12-16-3764

EXHIBIT "A"

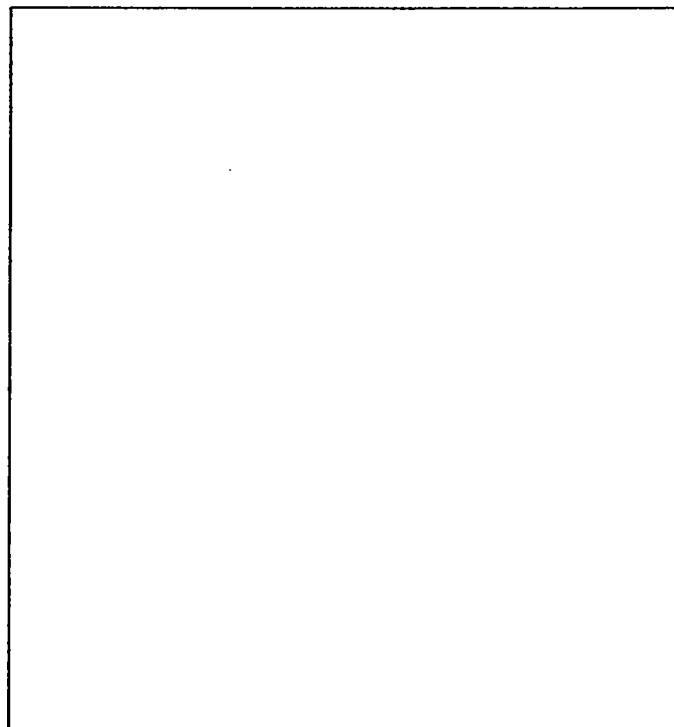
PLAT OF VACATION



CITY - DEPT. OF FINANCE



COOK CO.



CDOT

CDOT# 36-12-16-3764

MM SURVEYING CO., INC.

PROFESSIONAL DESIGN FIRM NO.184-003233

EXPIRATION DATE: APRIL 30, 2017

5812 W. HIGGINS AVENUE CHICAGO, ILLINOIS 60630

PHONE: 773/282-5900, FAX: 773/282-9424

EMAIL: MMSURVEY1285@SBCGLOBAL.NET

ORDER NO. 86556

SCALE: N/A

DATE: OCT. 20, 2015

REV: MAY 03, 2016

REV: JAN. 11, 2017

PREPARED FOR: QUALITY TRUCK & TRAILER REPAIR INC.
2940 W. 36th ST., CHICAGO, ILLINOIS 60632

MAIL TO: QUALITY TRUCK & TRAILER REPAIR INC.
2940 W. 36th ST., CHICAGO, ILLINOIS 60632

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PLAT OF VACATION

P.I.N. No:

16-36-301-004

ZONNING INFORMATION:

THE ZONING CLASSIFICATION OF THE PROPERTY SHOWN HERE ON IS M2-1 AS DELINEATED ON THE CITY OF CHICAGO, DEPARTMENT OF ZONING WEBSITE.

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

DEPARTMENT OF ZONING, CITY HALL, 121 NORTH LASALLE STREET, ROOM 905, CHICAGO, ILLINOIS, (312) 744-5777, FOR CERTIFICATION, VERIFICATION AND SPECIFIC MATTERS PERTAINING TO THE ABOVE NOTED ZONING CLASSIFICATION.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT I, ZBIGNIEW DOMOZYCH, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAS SURVEYED THE PROPERTY DESCRIBED AS FOLLOWS:

THE WEST 16 FEET OF SOUTH RICHMOND STREET, 66 FOOT WIDE, LYING EAST OF AND ADJOINING THE EAST LINE OF BLOCK 4 IN GROSS AND MOORE'S SUBDIVISION, LYING NORTH OF AND ADJOINING THE NORTH LINE OF THE WEST 36TH STREET AND LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF THE WEST 35TH STREET, ALL IN GROSS AND MOORE'S SUBDIVISION IN THE EAST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED OCTOBER 30, 1902, AS DOCUMENT NUMBER 3314343, IN COOK COUNTY, ILLINOIS.

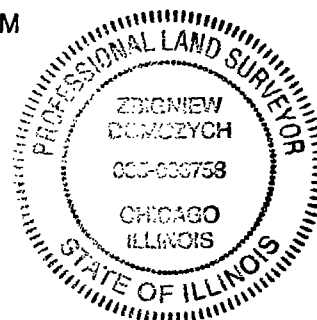
THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

I FURTHER CERTIFY THAT THE ABOVE DESCRIBED PROPERTY AS CONSOLIDATED IS WITHIN ZONE X AS PER FEMA FLOODWAY MAP, COOK COUNTY, ILLINOIS, COMMUNITY PANEL NUMBER 17031C0504 J AND EFFECTIVE DATE AUGUST 19, 2008.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL AT CHICAGO ILLINOIS, THIS 24 DAY OF JANUARY A. D. 2017.

BY: Zb. Domozych

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3758
LIC. EXP. 11/30/2018



CDOT# 36-12-16-3764

MM SURVEYING CO., INC.

PROFESSIONAL DESIGN FIRM NO. 184-003233
EXPIRATION DATE: APRIL 30, 2017
5812 W. HIGGINS AVENUE CHICAGO, ILLINOIS 60630
PHONE: 773/282-5900, FAX: 773/282-9424
EMAIL: MMSURVEY1285@SBCGLOBAL.NET

ORDER NO. 86556

SCALE: N/A

DATE: OCT. 20, 2015

REV: MAY 03, 2016

REV: JAN. 11, 2017

PREPARED FOR: QUALITY TRUCK & TRAILER REPAIR INC.
2940 W. 36th ST., CHICAGO, ILLINOIS 60632

MAIL TO: QUALITY TRUCK & TRAILER REPAIR INC.
2940 W. 36th ST., CHICAGO, ILLINOIS 60632

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CHICAGO DEPARTMENT OF TRANSPORTATION
CITY OF CHICAGO

02/17/17

Mr. Edward Siskel
Corporation Counsel
Room 600 - City Hall
Chicago, IL 60602-1289

Attention: Ms. Lisa Misher
Chief Assistant Corporation Counsel

**Re: Proposed Vacation for Quality Properties, LLC
Commercial Vacation File: 36-12-16-3764**

Ward: 12

Compensation Amount: \$50,000.00

Introduction Date: 02/22/2017

Committee Date: 06/22/2017

Council Date: 06/28/2017

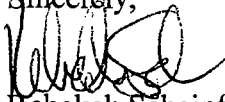
Dear Mr. Siskel:

Pursuant to a request from Mr. Josef Czupta and Ms. Maria Gancarczyk, we are transmitting herewith for your review and approval as to form and legality an original and three (3) copies of a proposed vacation of a 16' wide strip of S. Richmond Street bounded by W. 35th Street and W. 36th Street. This property is located in the 12th Ward.

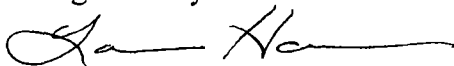
Quality Properties, LLC is the owner of record to the property adjoining the public street to be vacated. The people to contact in connection with this proposed ordinance are Ms. Maria Gancarczyk at 773-254-8887, and Mr. Josef Czupta at the same number.

Section 2 of the ordinance reserves an easement for Commonwealth Edison, and Comcast and AT&T. All other underground utility agencies are either not involved or have made suitable arrangements. Section 3 of the ordinance provides for compensation to the City for those parts of the public street being vacated. Sections 4 & 5 are standard language regarding the ordinance.

Sincerely,


Rebekah Scheinfeld
Commissioner

Originated by:


Luann Hamilton
Deputy Commissioner

received


RS: LH: RD

cc: Alderman George Cardenas

~~Alderman Anthony Beale~~

Sandra Foreman/w Attach. Dwg.-s.f. & Ord. (3) file copies

(2) Maps & Plans
10 NORTH LASALLE STREET, SUITE 1100, CHICAGO, ILLINOIS 60602



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

June 22, 2017

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 a 16 foot wide strip of South Richmond Street bounded by West 35th Street and West 36th Street. This ordinance was referred to the Committee on February 22, 2017.

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

(Ward 12)

Respectfully submitted,

Anthony Beale,
Chairman