



City of Chicago



O2017-3890

Office of the City Clerk

Document Tracking Sheet

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| Meeting Date: | 5/24/2017 |
| Sponsor(s): | Hairston (5) |
| Type: | Ordinance |
| Title: | Vacation of public alley(s) in area bounded by E 67th Pl, S Stony Island Ave, E 68th St and S Blackstone 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 1540-1544 E. 68th Street, 1546-1556 E. 68th Street, and 6742-6758 S. Stony Island Avenue are owned by The Stony Group, LLC, an Illinois limited liability company ("Developer"); and

WHEREAS, the Developer proposes to use the portion of the alley to be vacated herein for creation of a landscaped courtyard and parking; 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 alley, described in the following ordinance; now therefore,

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

SECTION 1.

THAT PART OF THE NORTH SOUTH PUBLIC ALLEY LYING EAST OF AND ADJACENT TO LOT 21, LYING WEST OF AND ADJACENT TO LOTS 16 THROUGH 20, ALL IN BLOCK 2; LYING NORTH OF AND ADJACENT TO THE NORTH RIGHT-OF-WAY OF E. 68TH STREET; AND LYING SOUTH OF THE NORTH LINE OF LOTS 21 AND 22 IN BLOCK 2 EXTENDED EAST; ALL IN BASS AND EDMOND'S SUBDIVISION OF THE EAST 256 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 24, 1913, AS DOCUMENT 5327751, IN COOK COUNTY, ILLINOIS PARCEL CONTAINING 2,008 SQ FT. OR 0.046 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, 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 streets and alleys 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, 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 utility(ies). Any future Developer-prompted relocation of facilities lying within the area being vacated will be accomplished by the involved utility, and be done at the expense of the beneficiary of the vacation, its successors or assigns.

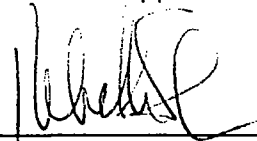
SECTION 3. The vacation herein provided for is made upon the express condition that within 180 days after the passage of this ordinance, the Developer shall deposit in the City Treasury of the City of Chicago, a sum sufficient to defray the costs of removing paving and curb returns, and constructing sidewalk in accordance with the most current version of the Chicago Department of Transportation's Regulations for Opening, Repair and Construction in the Public Way and its appendices.

SECTION 4. 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 alley hereby vacated the sum Thirty thousand dollars (\$ 30,000.00), 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 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 plat as approved by the Acting Superintendent of Maps and Plats.

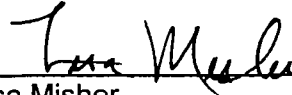
SECTION 6. This ordinance shall take effect and be in force from and after its passage. The vacation shall take effect and be in force from and after recording of the approved plat.

Vacation Approved:

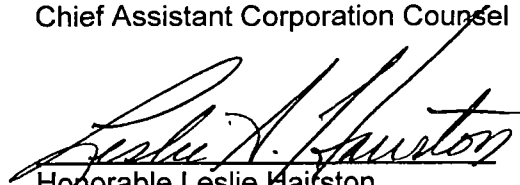


Rebekah Scheinfeld
Commissioner of Transportation

Approved as to Form and Legality



Lisa Misher
Chief Assistant Corporation Counsel



Honorable Leslie Hairston
Alderman, 5th Ward

PLAT OF VACATION

SHEET 1 OF 3

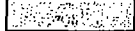

EXHIBIT "A"

PLAT OF VACATION

SURVEYOR'S NOTES

1. BEARINGS ARE SHOWN FOR ANGULAR REFERENCE ONLY AND ARE NOT RELATED TO TRUE OR MAGNETIC NORTH.
2. ALL PARCEL DIMENSIONS AND ANGLES ARE MEASURED DISTANCES.
3. THE FIELD WORK WAS COMPLETED ON MARCH 16TH, 2016.
4. MONUMENTS FOUND OR SET IN COORDINATION WITH THIS SURVEY ARE SHOWN HEREON.
5. NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THE PLAT
6. PROPERTIES ADJACENT TO THE ALLEY PROPOSED TO BE VACATED DEPICTED HEREON ARE ZONED RM-5 AND B3-3.

LEGEND

- MEASURED DISTANCES **174.51**
N 89°00'31" E
- HEREBY VACATED 
- RECORD DISTANCES **REC. 128.75**
- CALCULATED DISTANCES **CALC. 128.75**
- TRAFFIC FLOW 
- R.O.W. LINE _____
- LOT LINE - - - - -
- BOUNDARY HEREBY VACATED _____

STATE OF ILLINOIS)

COUNTY OF COOK)

ANDREW SPIEWAK LAND SURVEYOR, INC., A PROFESSIONAL DESIGN FIRM, LAND SURVEYING CORPORATION, LICENSE NO. 184.006518 HEREBY CERTIFIES THAT A PLAT OF VACATION DESCRIBED ON SHEETS 1 OF 1 HAS BEEN PREPARED UNDER THE DIRECTION AND SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR FOR THE PURPOSE OF VACATING THE SAME AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

CHICAGO, ILLINOIS, DATED: MAY 26, 2015

BY: Andrzej F. Spiewak
ILLINOIS PROFESSIONAL LAND SURVEYOR
NO. 3178 MY LICENSE EXPIRES 11/30/2018.
PROFESSIONAL DESIGN FIRM, LAND
SURVEYING CORPORATION, LICENSE NO.
184.006518 EXPIRES 04/30/2018



SURVEY PREPARED FOR AND MAIL TO:
LORI A. BERKO 773-834-7757
ORGANIZATION: THE STONY GROUP, LLC
ARTS BANK
6918 S. DORCHESTER CHICAGO
IL 60637

CDOT# 23-05-16-3768

SHEET 2 OF 3

EXHIBIT "A"

PLAT OF VACATION

P.I.N.:

20-23-405-022-0000
20-23-405-024-0000
20-23-405-025-0000

CITY-DEPT. OF FINANCE

COOK COUNTY

C.D.O.T.

SURVEY PREPARED FOR AND MAIL TO:

LORI A. BERKO 773-834-7757

ORGANIZATION: THE STONY GROUP,
LLC ARTS BANK

6918 S. DORCHESTER CHICAGO, IL
60637

ANDREW SPIEWAK LAND SURVEYOR, INC. 5805 W. HIGGINS AVE.,
CHICAGO, IL 60630 PHONE: (773) 853-2672; FAX: (773) 736-4616;
470 SHAGBARK CT., ROSELLE, IL 60172 PHONE: (630) 351-9489;
ANDREW@LANDSURVEYORS.PRO WWW.LANDSURVEYORS.PRO

CDOT# 23-05-16-3768

SHEET 3 OF 3



CHICAGO DEPARTMENT OF TRANSPORTATION
CITY OF CHICAGO

05/10/17

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 Stony Group
Commercial Vacation: 23-05-16-3768**

Dear Mr. Siskel:

Pursuant to a request from Ms. Lori Berko, 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 all of the southernmost 16' wide N-S alley in the block bounded by E. 67th Place, E. 68th Street, S. Blackstone Avenue and S. Stony Island Avenue. This property is located in the 5th Ward.


The Stony Group LLC is the owner of record to the properties adjoining the public alley to be vacated. The people to contact in connection with this proposed ordinance are Ms. Lori Berko at 312-927-9992, or Ms. Becca Waterloo at 773-834-2064/708-769-0676.

Section 2 of the ordinance reserves an easement for Commonwealth Edison, and Comcast. A deposit has been provided for in Section 3 for required curb and walk work. All other underground utility agencies are either not involved or have made suitable arrangements. Section 4 of the ordinance requires compensation for that part of the public alley to be vacated. Sections 5 & 6 are standard language regarding the ordinance.

Sincerely,


Rebekah Scheinfeld
Commissioner

Originated by:


Luann Hamilton
Deputy Commissioner

RS: LH: RD

cc: Alderman Hairston
Alderman Anthony Beale
Sandra Foreman/w Attach. Dwg.-s.f. & Ord. (3) file copies
(2) Maps & Plats

30 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

September 06, 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 the proposed ordinance transmitted herewith for a VACATIONS to THE STONY GROUP, LLC - 02017-3890 A proposed vacation of all the southernmost 16' wide north-south alley in the block bounded by East 67th Place, East 68th Street, South Blackstone Avenue and South Stony Island Avenue. This ordinance was referred to Committee on May 24, 2017.

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

(Ward 5)

Respectfully submitted,

Anthony Beale,
Chairman