



# City of Chicago



O2019-4110

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	6/12/2019
<b>Sponsor(s):</b>	Burnett (27)
<b>Type:</b>	Ordinance
<b>Title:</b>	Vacation of public alley(s) in area bounded by N Sangamon St, W Lake St, N Morgan St and W Fulton Market
<b>Committee(s) Assignment:</b>	Committee on Transportation and Public Way

## COMMERCIAL VACATION 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 212-220 N. Sangamon Street are owned by Chicago Title Land Trust Company, as trustee under trust agreement dated August 15, 1990, and known as Trust No. 25320 ("Trust 25320"); and

WHEREAS, the properties at 213-221 N. Morgan Street are owned by Chicago Title Land Trust Company, as trustee under trust agreement dated May 18, 1989, and known as Trust No. 25142 ("Trust 25142"); and

WHEREAS, Trust 25320 and Trust 25142 (collectively, the "Developer") propose to use the portion of the alley to be vacated herein for controlled access to their adjacent private 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 that portion of the public alley described in the following ordinance; now therefore,

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

### SECTION 1.

The Vacation of:

**THE NORTH-SOUTH PUBLIC ALLEY LYING EAST OF LOTS 11, 14, 15 AND 18 AND WEST OF THE WEST LINE OF LOTS 12, 13, 16 AND 17 IN S. F. GALE'S SUBDIVISION OF BLOCK 22 IN CARPENTER'S ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ANTE-FIRE DOCUMENT, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 11 AFORESAID; THENCE SOUTH 89 DEGREES 33 MINUTES 00 SECONDS EAST 20.00 FEET TO THE NORTHWEST CORNER OF LOT 12 AFORESAID; THENCE SOUTH 00 DEGREES 13 MINUTES 16 SECONDS WEST ALONG THE WEST LINE OF SAID LOTS 12, 13, 16 AND 17 AFORESAID A DISTANCE OF 108.05 FEET TO THE SOUTHWEST CORNER**

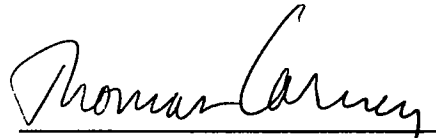
OF SAID LOT 17; THENCE NORTH 89 DEGREES 52 MINUTES 31 SECONDS WEST 20.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 18; THENCE NORTH 00 DEGREES 13 MINUTES 16 SECONDS EAST ALONG THE EAST LINE OF SAID LOTS 11, 14, 15 AND 18 A DISTANCE OF 108.16 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS AREA OF PROPERTY = 2,162 SQ. FT. OR 0.05 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 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 One million sixty thousand dollars (\$ 1,060,000.00 ), which sum in the judgment of this body will be equal to such benefits.


SECTION 3. 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 4. This ordinance shall take effect and be in force from and after its passage and publication. The vacation shall take effect and be in force from and after recording of the approved ordinance and plat.


Vacation Approved:

  
Thomas Carney  
Acting Commissioner of Transportation

Approved as to Form and Legality:

  
Arthur S. Dolinsky  
Senior Counsel

Introduced By:

  
Honorable Walter Burnett  
Alderman, 27th Ward

# PLAT OF VACATION

## LEGAL DESCRIPTION

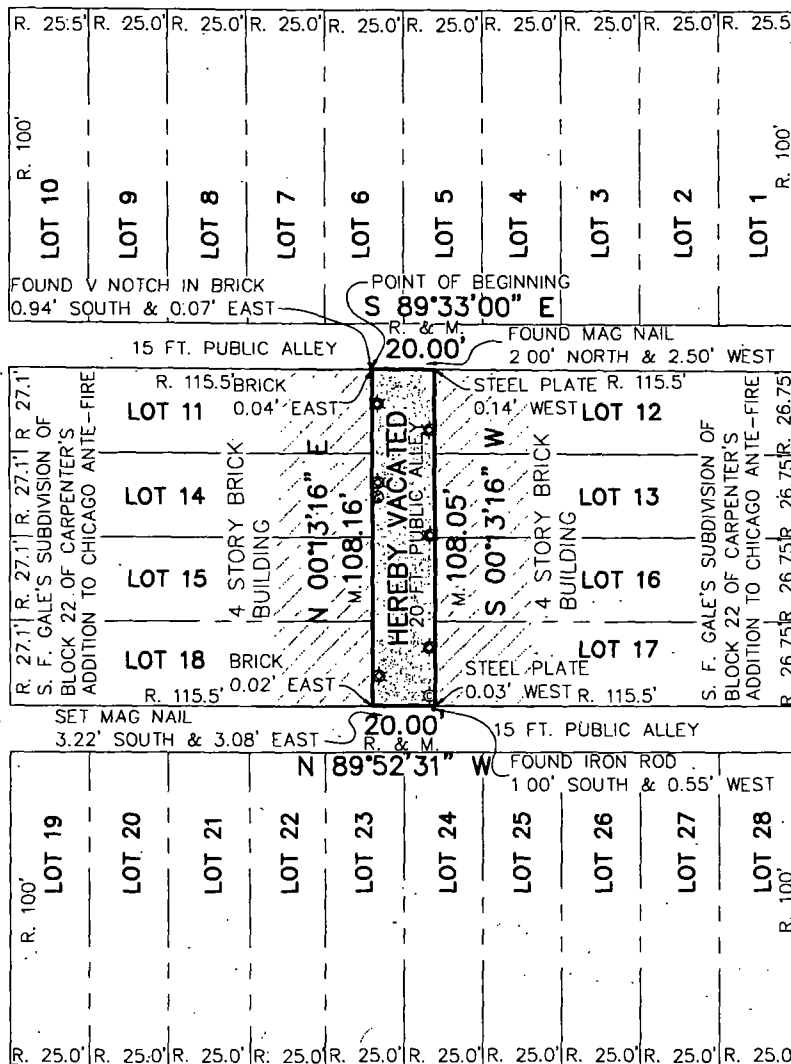
THE NORTH-SOUTH PUBLIC ALLEY LYING EAST OF LOTS 11, 14, 15 AND 18 AND WEST OF THE WEST LINE OF LOTS 12, 13, 16 AND 17 IN S. F. GALE'S SUBDIVISION OF BLOCK 22 IN CARPENTER'S ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ANTE-FIRE DOCUMENT, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 11 AFORESAID; THENCE SOUTH 89 DEGREES 33 MINUTES 00 SECONDS EAST 20.00 FEET TO THE NORTHWEST CORNER OF LOT 12 AFORESAID; THENCE SOUTH 00 DEGREES 13 MINUTES 16 SECONDS WEST ALONG THE WEST LINE OF SAID LOTS 12, 13, 16 AND 17 AFORESAID A DISTANCE OF 108.05 FEET TO THE SOUTHWEST CORNER OF SAID LOT 17; THENCE NORTH 89 DEGREES 52 MINUTES 31 SECONDS WEST 20.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 18; THENCE NORTH 00 DEGREES 13 MINUTES 16 SECONDS EAST ALONG THE EAST LINE OF SAID LOTS 11, 14, 15 AND 18 A DISTANCE OF 108.16 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AREA OF PROPERTY = 2,162 SQ. FT. OR 0.05 ACRES MORE OR LESS

W. FULTON MARKET TRAFFIC FLOW  
(RECORD 80 FT. PUBLIC R.O.W.)

N. MORGAN STREET TRAFFIC FLOW  
(RECORD 66 FT. PUBLIC R.O.W.)

N. SANGAMON STREET TRAFFIC FLOW  
(RECORD 66 FT. PUBLIC R.O.W.)



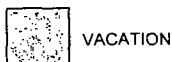
W. LAKE STREET TRAFFIC FLOW  
(RECORD 80 FT. PUBLIC R.O.W.)

REVISED APRIL 26, 2019 PER ORDER #2019-26663  
REVISED APRIL 22, 2019 PER ORDER #2019-26663

CDOT# 08-27-19-3888

ORDERED BY: NEW MANAGEMENT, LTD.	CHECKED: DRAWN: 98
ADDRESS: 212 N. SANGAMON & 213 N. MORGAN	
GREMLEY & BIEDERMANN PLCS, CORPORATION LICENSE NO. 151-205342 EXPIRES 6-30-2019 PROFESSIONAL LAND SURVEYOR 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE: (773) 585-9122 FAX: (773) 295-4184 EMAIL: INFO@PLCS-SURVEY.COM	
ORDER NO: 2018-26259-001	PAGE NO: 1 OF 2

### LEGEND



VACATION



BUILDING HATCH

— RECORD LINES  
--- UNDERLYING LOTS  
--- BOUNDARY LINES

R = RECORD  
M. = MEASURED  
R O W = RIGHT OF WAY

- ⊗ ELECTRIC MOUNTED WALL LIGHT
- ⊗ ELECTRIC SECURITY CAMERA
- ⊗ AUTO SPRINKLER
- IRON ROD

### GRAPHIC SCALE

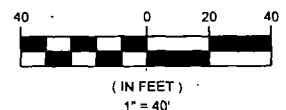
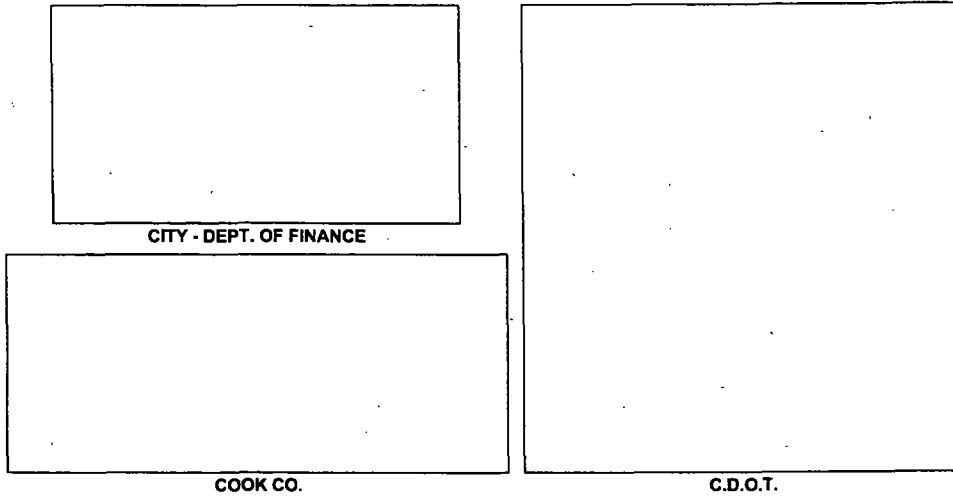


EXHIBIT "A"  
**PLAT OF VACATION**



**SURVEYOR'S NOTES.**

FIELD MEASUREMENTS COMPLETED ON DECEMBER 17, 2018

THE ZONING CLASSIFICATION OF THE PROPERTY SHOWN HEREON IS C1-1 AND C1-2 AS DELINEATED ON THE CITY OF CHICAGO, DEPARTMENT OF ZONING WEBSITE

Note R & M denotes Record and Measured distances respectively.

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurement upon this plat

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.

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PINS:  
17-08-423-003  
17-08-423-004

**SURVEY PREPARED FOR AND MAIL TO:**

NEW MANAGEMENT LTD.  
212 N. SANGAMON #1-A  
CHICAGO, IL 60607

REVISED APRIL 26, 2019 PER ORDER #2019-26663  
REVISED APRIL 22, 2019 PER ORDER #2019-26663

**CDOT# 08-27-19-3888**

ORDERED BY: NEW MANAGEMENT LTD.	CHECKED:	DRAWN:
ADDRESS: 212 N. SANGAMON & 213 N. MORGAN		
<b>GREMLEY &amp; BIEDERMANN</b>		
PLCS, CORPORATION		
LICENSE NO. 154-000332 EXPIRES 4-30-2019		
PROFESSIONAL LAND SURVEYOR		
4595 NORTH ELSTON AVENUE, CHICAGO, IL 60630		
TELEPHONE (773) 685-9102 FAX (773) 285-4184 EMAIL: INFO@PLCS-SURVEY.COM		
ORDER NO: <b>2018-26259-001</b>	DATE: DECEMBER 17, 2018 SCALE: 1 inch = 40 FEET	PAGE NO: <b>2 OF 2</b>

State of Illinois)  
County of Cook)ss

We, GREMLEY & BIEDERMANN, INC. hereby certify that we have surveyed the hereon described property and that the plat hereon drawn is a correct representation of said survey corrected to a temperature of 62° Fahrenheit.

Field measurements completed on DECEMBER 17, 2018.

Signed on April 26, 2019

By:

Professional Illinois Land Surveyor No. 2477  
My license expires November 30, 2020

This professional service conforms to the current Illinois minimum standards for a boundary survey.



AD 3/10/19