



City of Chicago



O2019-9422

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/18/2019
Sponsor(s):	Ramirez-Rosa (35)
Type:	Ordinance
Title:	Vacation of public alley(s) in area bounded by N Milwaukee Ave, N Kedzie Ave, W Wrightwood Ave and N Sawyer Ave
Committee(s) Assignment:	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 2616-2618 N. Milwaukee Avenue are owned by Grace-Logan Square LLC, an Illinois limited liability company ("Developer"); and

WHEREAS, the properties at 2612 N. Kedzie Avenue are owned by Norwegian Lutheran Memorial Church of Chicago which has consented to the vacation (**EXHIBIT A**); and

WHEREAS, the Developer proposes to use the portion of the alley to be vacated herein for construction of additional building access and building upgrades; 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 this ordinance; now therefore,

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

SECTION 1.

VACATION OF: THAT PART OF THE PUBLIC ALLEY CARRIAGE TURNAROUND IN BLOCK 3 IN HITT, RUNYAN AND ARCHER SUBDIVISION, RECORDED MARCH 10, 1873 PER DOCUMENT NUMBER 8842, IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH MOST SOUTHWEST CORNER OF LOT 4 IN BLOCK 3, IN HITT, RUNYAN AND ARCHER SUBDIVISION AFORESAID (ALSO BEING ON THE NORTH LINE OF LOT 1 IN HIMES & FRANK'S RESUBDIVISION RECORDED JULY 3, 1894 AS DOCUMENT NUMBER 2068363); THENCE SOUTH 88 DEGREES 42 MINUTES 24 SECONDS WEST ALONG THE SAID NORTH LINE OF LOT 1 ALSO BEING THE SOUTH LINE OF AN EAST-WEST 16 FOOT WIDE PUBLIC ALLEY, 43.59 FEET; THENCE NORTH 01 DEGREES 17 MINUTES 36 SECONDS WEST 53.55 FEET; THENCE NORTH 38 DEGREES 49 MINUTES 39 SECONDS EAST 8.00 FEET TO THE SOUTHWEST CORNER OF LOT 6 IN HITT, RUNYAN AND ARCHER SUBDIVISION AFORESAID (ALSO ON THE NORTHEASTERLY LINE OF A

NORTHWESTERLY-SOUTHEASTERLY 16 WIDE PUBLIC ALLEY); THENCE SOUTH 51 DEGREES 10 MINUTES 21 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF LOTS 5 AND 6 IN HITT, RUNYAN AND ARCHER SUBDIVISION AFORESAID ALSO BEING THE NORTHEAST LINE OF SAID PUBLIC ALLEY, 50.03 FEET TO THE SOUTH MOST CORNER OF SAID LOT 5; THENCE SOUTH 01 DEGREE 39 MINUTES 55 SECONDS EAST ALONG THE EAST LINE OF SAID PUBLIC ALLEY BEING ALSO THE WEST LINE OF SAID LOT 4 A DISTANCE OF 27.43 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, SAID ABOVE DESCRIBED PARCEL CONTAINING 1,960 SQUARE FEET OR 0.05 ACRES, MORE OR LESS as shaded and legally described by the words "HEREBY VACATED" on the plat hereto attached as **EXHIBIT B**, 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 and AT&T/SBC, 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 alley 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 AT&T/SBC 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 utilities. 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 Developer, 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 alley hereby vacated the sum _____ dollars (\$ _____), which sum in the judgment of this body will be equal to such benefits.

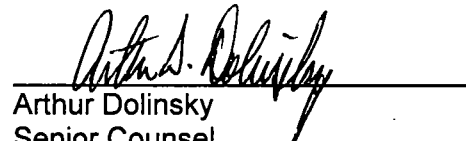
SECTION 4. The vacation herein provided for is made upon the express condition that within one hundred eighty (180) days after the passage of this ordinance, the Developer shall file or cause to be filed for recordation with the Office of the Recorder of Deeds of Cook County, Illinois, a certified copy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

SECTION 5. 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
Department of Transportation

Approved as to Form and Legality


Arthur Dolinsky
Senior Counsel
Department of Law

Introduced By:


Honorable Carlos Ramirez-Rosa
Alderman, 35th Ward

EXHIBIT A

CONSENT TO VACATION

(attach proof of ownership—title, deed etc.)

I. The undersigned, represents that he/she is the (check one)

☐ owner

☐ beneficiary

☒ the duly authorized agent of the owner/beneficiary (CIRCLE ONE) described below:

Norwegian Lutheran Memorial
Church, Minnekirker

Name of owner / beneficiary:

Name of company (if applicable): Beverly Coveau, Council President

Mailing Address: 2614 N. Kedzie Avenue
Chicago, Illinois zip: 60647

Telephone number: (773) 704-4704

If agent's address is different from the owner / beneficiary, complete the following:

Name of company: tel: ()

Mailing Address: zip:

II. Property for which consent is being given (insert common street address(es)):

2614 N. Kedzie Avenue, Chicago, Illinois 60647

with the *Permanent Index Number(s): (PIN #) 13-26-415-026-0000

(PIN #)

(PIN #)

III. As the owner / beneficiary / duly authorized agent of the property described above, I give consent to the vacation of the public right-of-way described as:

TO BE PROVIDED BY THE VACATION APPLICANT-- (insert common language description of vacation):

The public alley next south of North Milwaukee Avenue in the block bounded by

North Milwaukee Avenue; North Kedzie Avenue, and North Sawyer Avenue

The undersigned agrees to hold harmless and waive all claims for damages or compensation against the City of Chicago, arising from such vacation:

Norwegian Lutheran Memorial

signed _____ date _____ printed Church, Minnekirken

signed Beverly Coveau date 7/20/18 printed Beverly Coveau

Notary Public Council President

signed Connie Ng date 7/20/18 printed Connie Ng

* PIN's are 14 digit numbers that usually take the form of 12-34-567-890-0000. The PIN is a unique number for each property and can be found on property tax bills relating to the specific property.

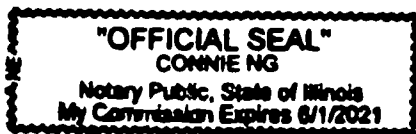
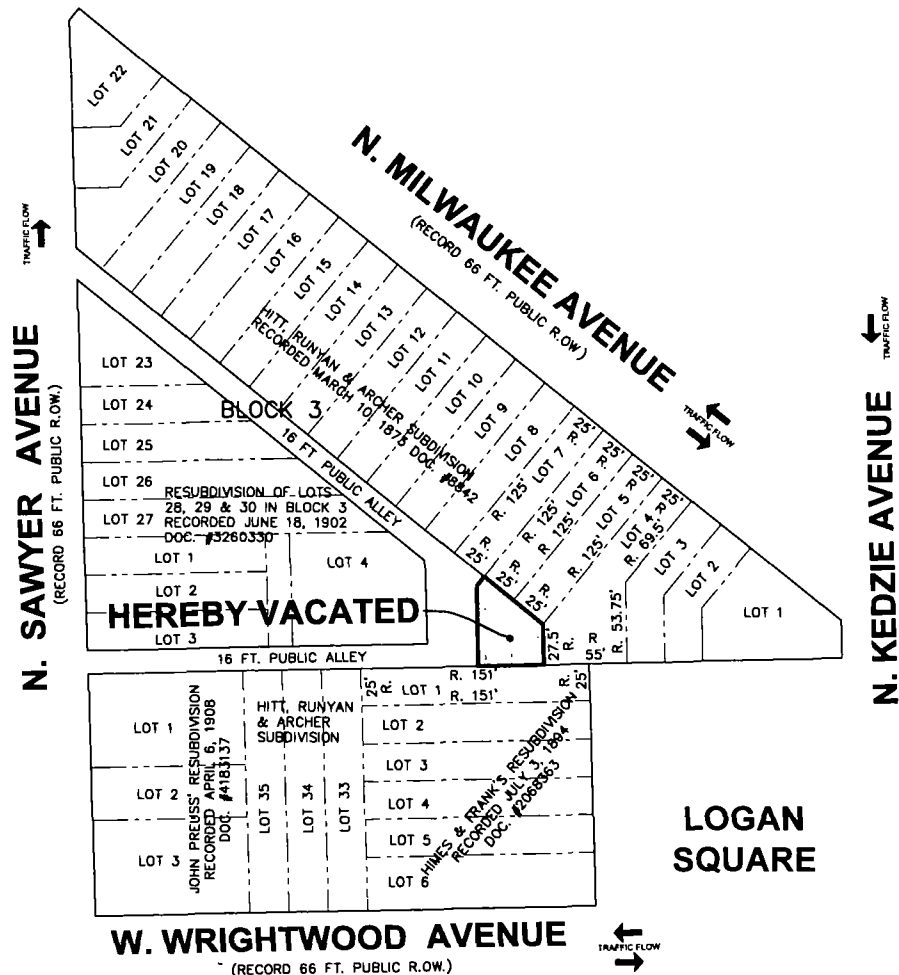


EXHIBIT "B"

PLAT OF VACATION

THAT PART OF THE PUBLIC ALLEY CARRIAGE TURNAROUND IN BLOCK 3 IN HITT, RUNYAN AND ARCHER SUBDIVISION, RECORDED MARCH 10, 1873 PER DOCUMENT NUMBER 8842, IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH MOST SOUTHWEST CORNER OF LOT 4 IN BLOCK 3, IN HITT, RUNYAN AND ARCHER SUBDIVISION AFORESAID (ALSO BEING ON THE NORTH LINE OF LOT 1 IN HIMES & FRANK'S RESUBDIVISION RECORDED JULY 3, 1894 AS DOCUMENT NUMBER 2068363); THENCE SOUTH 88 DEGREES 42 MINUTES 24 SECONDS WEST ALONG THE SAID NORTH LINE OF LOT 1 ALSO BEING THE SOUTH LINE OF AN EAST-WEST 16 FOOT WIDE PUBLIC ALLEY, 43.59 FEET; THENCE NORTH 01 DEGREES 17 MINUTES 36 SECONDS WEST 53.55 FEET; THENCE NORTH 38 DEGREES 49 MINUTES 39 SECONDS EAST 8.00 FEET TO THE SOUTHWEST CORNER OF LOT 6 IN HITT, RUNYAN AND ARCHER SUBDIVISION AFORESAID (ALSO ON THE NORTHEASTERLY LINE OF A NORTHWESTERLY-SOUTHEASTERLY 16 WIDE PUBLIC ALLEY); THENCE SOUTH 51 DEGREES 10 MINUTES 21 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF LOTS 5 AND 6 IN HITT, RUNYAN AND ARCHER SUBDIVISION AFORESAID ALSO BEING THE NORTHEAST LINE OF SAID PUBLIC ALLEY, 50.03 FEET TO THE SOUTH MOST CORNER OF SAID LOT 5; THENCE SOUTH 01 DEGREE 39 MINUTES 55 SECONDS EAST ALONG THE EAST LINE OF SAID PUBLIC ALLEY BEING ALSO THE WEST LINE OF SAID LOT 4 A DISTANCE OF 27.43 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, SAID ABOVE DESCRIBED PARCEL CONTAINING 1,960 SQUARE FEET OR 0.05 ACRES, MORE OR LESS.

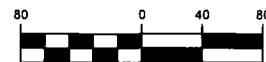


REVISED NOVEMBER 26, 2019 PER ORDER #2019-27431
 REVISED NOVEMBER 25, 2019 PER ORDER #2019-27431
 REVISED SEPTEMBER 3, 2019 PER ORDER #2019-27121
 REVISED AUGUST 28, 2019 PER ORDER #2019-27110
 REVISED JUNE 10, 2019
 REVISED FEBRUARY 6, 2019 PER ORDER #2019-26396

ORDERED BY	LG DEVELOPMENT GROUP	CHECKED	BB
ADDRESS	2440 N. MILWAUKEE AVENUE		
GREMLEY & BIEDERMANN A DIVISION OF PLCS CORPORATION LICENSE NO. 044-005332 PROFESSIONAL LAND SURVEYORS 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE (773) 685-5122 EMAIL: INFO@PLCS-SURVEY.COM			
ORDER NO.	2018-25536-001	DATE	JUNE 14, 2018
SCALE	1" = 80 FEET	PAGE NO.	1 OF 2

Nov. 29, 2019

GRAPHIC SCALE



(IN FEET)
 1" = 80'

CDOT# 26-35-18-3873

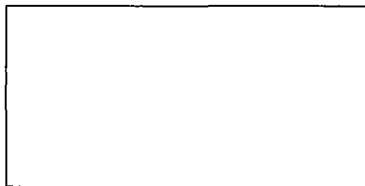
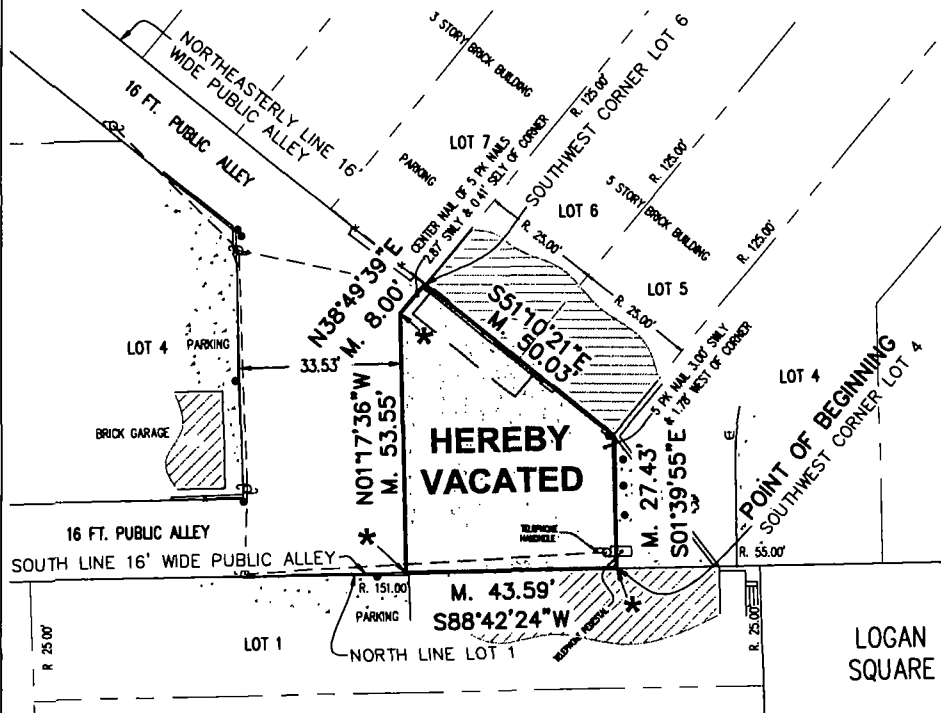
EXHIBIT "B" PLAT OF VACATION

GRAPHIC SCALE

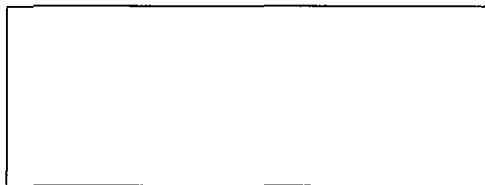


LEGEND

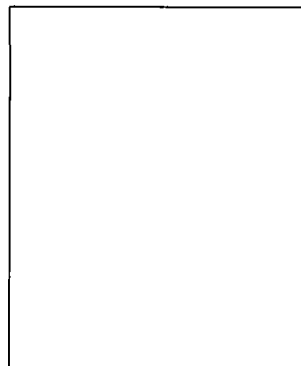
- Storm CB
- Storm Inlet
- Telephone MH
- Public Telephone
- Utility Pole
- Electric MH
- Electric Meter
- Electric Light Pole
- Gas Meter
- Gas Valve
- Sign Post
- Bumper Post
- Tree - Deciduous
- BUILDING HATCH
- CONCRETE HATCH
- HEREBY VACATED
- RECORD LINES
- UNDERLYING LOTS
- BOUNDARY LINES
- AERIAL WIRES
- FENCE LINES
- R RECORD
- M MEASURED
- INDICATES CORNER
- * TO BE SET ON GROUND



CHICAGO DEPARTMENT OF FINANCE



COOK COUNTY



CHICAGO DEPARTMENT
OF TRANSPORTATION

PREPARED FOR & MAIL TO

MRC 2618 MILWAUKEE, LLC
2234 W. NORTH AVENUE
CHICAGO IL 60647

SURVEYOR'S NOTES:

Field measurements completed on MAY 17, 2018

ZONING
B3-2 COMMUNITY SHOPPING DISTRICT
B3-3 COMMUNITY SHOPPING DISTRICT
RS-3 RESIDENTIAL SINGLE-UNIT (DETACHED HOUSE) DISTRICT

SURVEYOR'S LICENSE EXPIRES NOVEMBER 30, 2020

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

13-26-415-009 LOTS 5 & 6 HITT, RUNYAN & ARCHER SUB
13-26-415-030 LOT 4 HITT, RUNYAN & ARCHER SUB
13-26-415-026 LOT 1 HIMES & FRANK'S RESUB

State of Illinois
County of Cook

We, GREMLEY & BIEDERMANN, INC. hereby certify that we have surveyed the above 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 Nov 26, 2019

Signed on Nov 26, 2019

By

Professional Illinois Land Surveyor
My license expires November 30, 2020
This professional service conforms to the current Illinois minimum standards for a boundary survey

REVISED NOVEMBER 26, 2019 PER ORDER #2019-27431
REVISED NOVEMBER 25, 2019 PER ORDER #2019-27431
REVISED SEPTEMBER 3, 2019 PER ORDER #2019-27121
REVISED AUGUST 28, 2019 PER ORDER #2019-27110
REVISED JUNE 10, 2019
REVISED FEBRUARY 8, 2019 PER ORDER #2019-26398

ORDERED BY	LS DEVELOPMENT GROUP	CHECKED	DRAWN
ADDRESS	2618 N. MILWAUKEE AVENUE	BB	BB
GREMLEY & BIEDERMANN			
PLCS, CORPORATION			
LICENSE NO. 184-45332			
PROFESSIONAL LAND SURVEYOR			
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630			
TELEPHONE (773) 685-5122 EMAIL INFO@PLCS-SURVEY.COM			

ORDER NO.	DATE	PAGE NO.
2018-25536-001	JUNE 14, 2018	2 OF 2
SCALE 1" = 25' FEET		

CDOT# 26-35-18-3873