



City of Chicago



O2019-9421

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/18/2019
Sponsor(s):	Hopkins (2)
Type:	Ordinance
Title:	Vacation of W Haddon Ave within area bounded by N Milwaukee Ave and N Ashland Ave
Committee(s) Assignment:	Committee on Transportation and Public Way

COMMERCIAL VACATION ORDINANCE

Transportation

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 1162 N. Milwaukee Avenue and 1500-1510 W. Haddon Avenue are owned by WPA 13, LLC an Illinois limited liability company ("Developer"); and

WHEREAS, the Developer proposes to use the portion of the street to be vacated herein for construction of a four-story mixed-used, residential apartment building; 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 street, 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 W. HADDON AVENUE 66 FOOT WIDE RIGHT OF WAY, BEING A 2 FOOT STRIP OF LAND LYING SOUTH OF AND ADJOINING THE MOST SOUTHERN LINE AND LYING SOUTHEASTERLY AND ADJOINING THE SOUTHEASTERLY LINE OF LOT 18 IN BLOCK 1 IN PAGE BROTHERS SUBDIVISION RECORDED SEPTEMBER 2, 1871; SAID 2 FOOT STRIP OF LAND NORTHEASTERN TERMINUS BEING THE SOUTHWESTERN LINE OF N. MILWAUKEE AVENUE AND THE SOUTHWESTERN TERMINUS BEING THE NORTHEASTERN LINE OF A 16 FOOT WIDE PUBLIC ALLEY EXTENDED SOUTHEASTERLY; ALL IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. SAID ABOVE DESCRIBED PARCEL CONTAINING 263 SQUARE FEET OR 0.006 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.

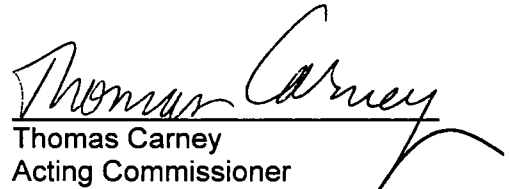
SECTION 2. The vacation herein provided for is made upon the express condition that within 180 days after the passage of this ordinance, the Developer shall deposit in the City Treasury of the City of Chicago, a sum sufficient to defray the costs of installing paving, and constructing sidewalks in accordance 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 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-Two Thousand Six Hundred Dollars (\$52,600.00), which sum in the judgment of this body will be equal to such benefits.

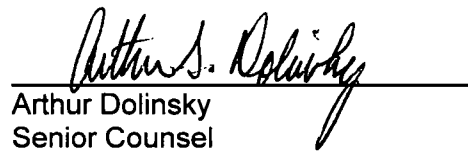
SECTION 4. The vacation herein provided for are made upon the express condition that within one hundred eighty (180) days after the passage of this ordinance, the Developer shall file or cause to be filed for recordation with the Office of the Recorder of Deeds of Cook County, Illinois a certified copy 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 and publication. The vacation shall take effect and be in force from and after recording of the approved ordinance and plat.

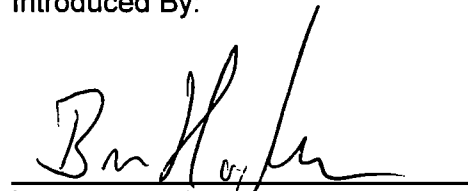
Vacation Approved:


Thomas Carney
Acting Commissioner
Department of Transportation

Approved as to Form and Legality


Arthur Dolinsky
Senior Counsel
Department of Law

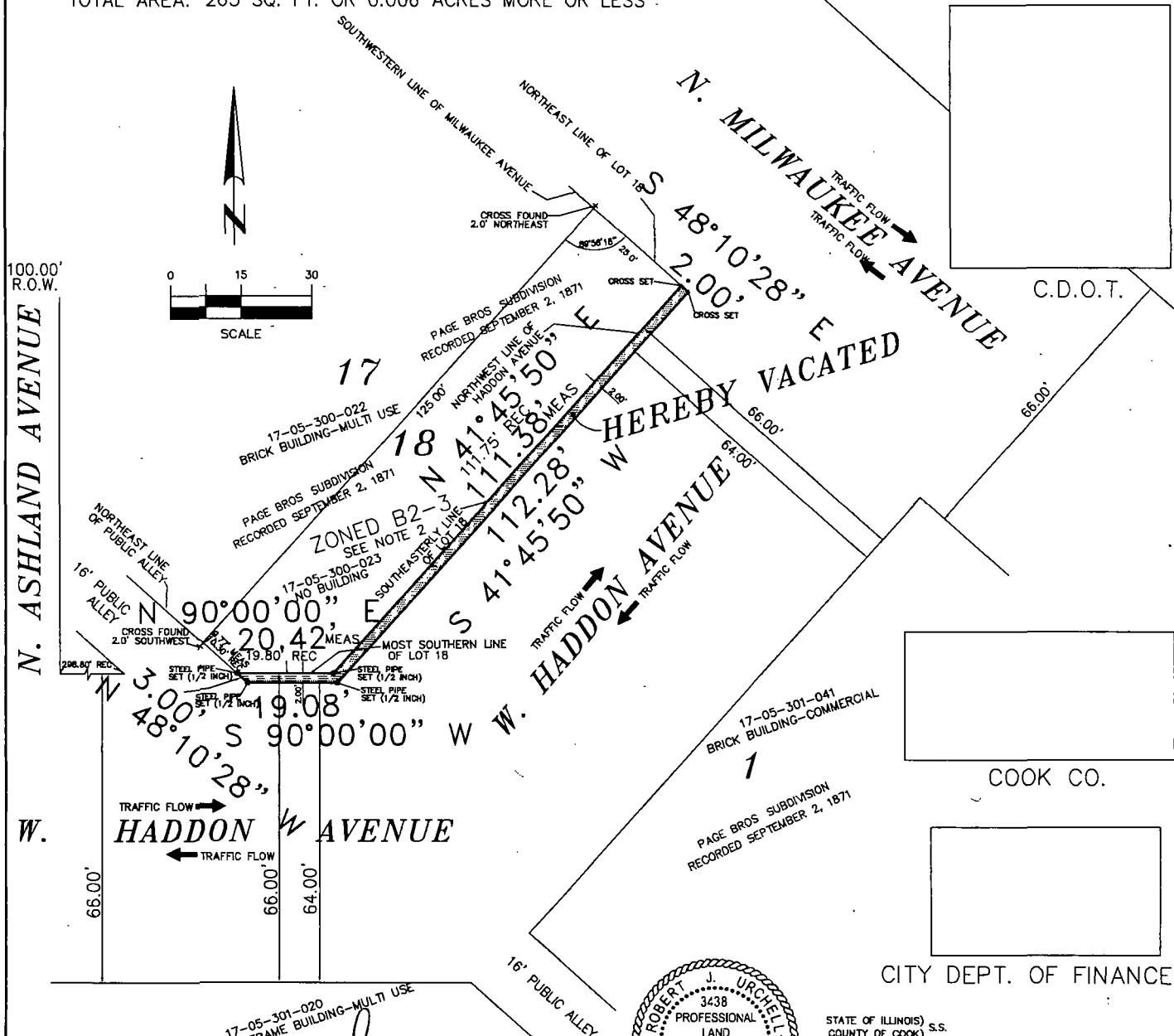
Introduced By:


Honorable Brian Hopkins
Alderman, 2nd Ward

PLAT OF VACATION

THAT PART OF W. HADDON AVENUE 66 FOOT WIDE RIGHT OF WAY, BEING A 2 FOOT STRIP OF LAND LYING SOUTH OF AND ADJOINING THE MOST SOUTHERN LINE AND LYING SOUTHEASTERLY AND ADJOINING THE SOUTHEASTERLY LINE OF LOT 18 IN BLOCK 1 IN PAGE BROTHERS SUBDIVISION RECORDED SEPTEMBER 2, 1871; SAID 2 FOOT STRIP OF LAND NORTHEASTERN TERMINUS BEING THE SOUTHWESTERN LINE OF N. MILWAUKEE AVENUE AND THE SOUTHWESTERN TERMINUS BEING THE NORTHEASTERN LINE OF A 16 FOOT WIDE PUBLIC ALLEY EXTENDED SOUTHEASTERLY; ALL IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDAN, IN COOK COUNTY, ILLINOIS, SAID ABOVE DESCRIBED PARCEL CONTAINING 263 SQUARE FEET OR 0.006 ACRES MORE OR LESS.

TOTAL AREA: 263 SQ. FT. OR 0.006 ACRES MORE OR LESS



PREPARED FOR:

WICKER PARK APARTMENTS, INC.
1517 W. HADDON AVENUE
CHICAGO, ILLINOIS 60642

PREPARED BY:

Urchell and Associates, Inc.
Land Surveying Services

10442 S. TALMAN AVENUE
CHICAGO, IL 60655
PHONE 708.925.7155
FAX 773.298.9500
DESIGN FIRM REGISTRATION #184-004894
DESIGN FIRM LICENSE EXPIRATION DATE: APRIL 30, 2021

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BASIS. THE NORTH LINE OF THE WESTERN PORTION OF HADDON IS ASSUMED AS DUE EAST.

2. ZONE SHOWN HEREON IS IN PROCESS PER ZONING AMENDMENT FILE #20073-T1. ZONING INFORMATION BASED ON INFORMATION PROVIDED BY THE CLIENT. ZONE B2-3: RETAIL STOREFRONTS, APARTMENTS ALLOWED ON THE GROUND FLOOR.

3. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

4. NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THE PLAT.

5. PAGE BROS. SUBDIVISION HAS NO RECORDED ANGLES.



STATE OF ILLINOIS) S.S.
COUNTY OF COOK)

I, ROBERT J. URCHELL, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-003438 DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND HAVE PREPARED THE HEREON DRAWN PLAT FOR THE PURPOSE OF THE VACATION OF THE PORTION OF A PUBLIC STREET. I ALSO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS STANDARDS FOR A BOUNDARY SURVEY

FIELD WORK COMPLETED: 08/12/19

DATED: 11/26/19

ROBERT J. URCHELL I.P.L.S. No. 3438
LICENSE RENEWAL DATE: NOVEMBER 30, 2020
PROJECT No. 19-05-095-VAC

LEGEND

—	LOT LINE
—	HEREBY VACATED
→	TRAFFIC FLOW ARROW
RECORD = (00.00' REC.) OR (00.00')	
MEASURED = (00.00' MEAS)	

CDOT# 05-02-19-3909

HOWARD B. BROOKINS, JR.
ALDERMAN, 21ST WARD

9011 SOUTH ASHLAND AVE. SUITE B
CHICAGO, ILLINOIS 60620
PHONE: 773-881-9300
FAX: 773-881-2152



CITY OF CHICAGO
CITY COUNCIL

COUNCIL CHAMBER
CITY HALL ROOM 305
121 NORTH LASALLE STREET
CHICAGO, ILLINOIS 60602
PHONE: 312-744-4810
FAX: 312-744-7738

COMMITTEE MEMBERSHIPS
TRANSPORTATION AND PUBLIC WAY
(CHAIRMAN)

AVIATION

BUDGET & GOVERNMENT OPERATIONS

ECONOMIC, CAPITAL &
TECHNOLOGY DEVELOPMENT

FINANCE

COMMITTEES AND RULES

WORKFORCE DEVELOPMENT & AUDIT

February 19, 2020

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 WPA 13, LLC - 02019-9421 A proposed vacation of a strip of the area bounded by West Haddon Avenue between North Milwaukee Avenue and approximately North Ashland Avenue. This ordinance was referred to Committee on December 18, 2019.

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

(Ward 2)

Respectfully submitted,

Howard Brookins, Jr.,
Chairman