



# City of Chicago



O2021-5203

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	11/17/2021
<b>Sponsor(s):</b>	Burke (14)
<b>Type:</b>	Ordinance
<b>Title:</b>	Closure of portion of W 46th St to vehicular traffic
<b>Committee(s) Assignment:</b>	Committee on Transportation and Public Way

## **PUBLIC STREET CLOSURE TO VEHICULAR TRAFFIC**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO THAT THE FOLLOWING PORTION OF PUBLIC WAY BE CLOSED TO VEHICULAR TRAFFIC:

### **SECTION 1. LEGAL**

THAT PART OF W. 46th STREET 66 FOOT WIDE RIGHT OF WAY IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN AND DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHEAST CORNER OF LOT 5 IN KEDZIE GARDENS, A SUBDIVISION OF LOT 8 IN McCAFFEREY AND MURPHY'S SUBDIVISION RECORDED DECEMBER 10, 1919 AS DOCUMENT NUMBER 6691363, THENCE SOUTH 88 DEGREES 38 MINUTES 39 SECONDS WEST ALONG THE NORTH LINE OF LOT 5 AFORESAID ALSO BEING THE SOUTH LINE OF W. 46th STREET 66 FOOT WIDE RIGHT OF WAY, 123.40 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE NORTH 03 DEGREES 16 MINUTES 54 SECONDS WEST FROM THE NORTHWEST CORNER OF LOT 5 AFORESAID 66.04 FEET TO THE SOUTHWEST CORNER OF LOT 4 IN KEDZIE GARDENS AFORESAID; THENCE NORTH 88 DEGREES 38 MINUTES 39 SECONDS EAST ALONG THE SOUTH LINE OF LOT 4 AFORESAID ALSO BEING THE NORTH LINE OF W. 46th STREET 66 FOOT WIDE RIGHT OF WAY, 124.82 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 02 DEGREES 02 MINUTES 54 SECONDS EAST ALONG THE WEST LINE S. KEDZIE AVENUE 66.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, SAID ABOVE DESCRIBED PARCEL CONTAINING 8,191 SQUARE FEET OR 0.19 ACRES, MORE OR LESS, as shaded and legally described by the words "HEREBY CLOSED" on the plat hereto attached as Exhibit A (CDOT File: 02-14-21-3992), which plat for greater certainty, is hereby made a part of this ordinance, be and the same is hereby closed to vehicular traffic except as a lane for fire, police and other emergency vehicles, inasmuch as the same is intended for student use by the adjacent Chicago Public Schools Columbia Explorers Academy Elementary and Preschool ("CPS"), and the public interest will be subserved by such closing.

**SECTION 2.** The closure herein contemplated is made with the express condition that all utilities as currently situated in the public way herein closed, shall remain in place with unimpeded ingress and egress for the involved utility companies, for the repair and maintenance of their facilities; and that no permanent structures or trees shall be placed over said facilities, or current soil grades changed by the CPS or its successors and assigns, without the express written pre-review and approval of the involved respective utilities. The CPS shall also be responsible for the repair renewal or replacement of any school-related physical improvements on the area herein closed, that may be damaged in association with said utilities exercising their easement rights.

**SECTION 3.** The closure herein provided for is made upon the express condition that any future improvements made to the area to be closed shall be fully permitted,

impermanant, removable, and that the street be returned to original condition by the CPS 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, at such time as the street is reopened to public traffic. The sale of the parcel adjacent to the area herein closed, which adjacent parcel is currently owned by the City of Chicago In Trust for Use of Schools, shall invalidate this ordinance and reopen the street, or require vacation of the street and appraised compensation due to the City by any subsequent owner.

**SECTION 4.** This ordinance shall take effect and be in force from and after its passage and publication.

Closing Approved:



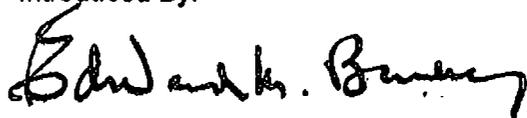
Gia Blagi  
Commissioner  
Department of Transportation

Approved as to Form and Legality



Joseph Cashman  
Assistant Corporation Counsel

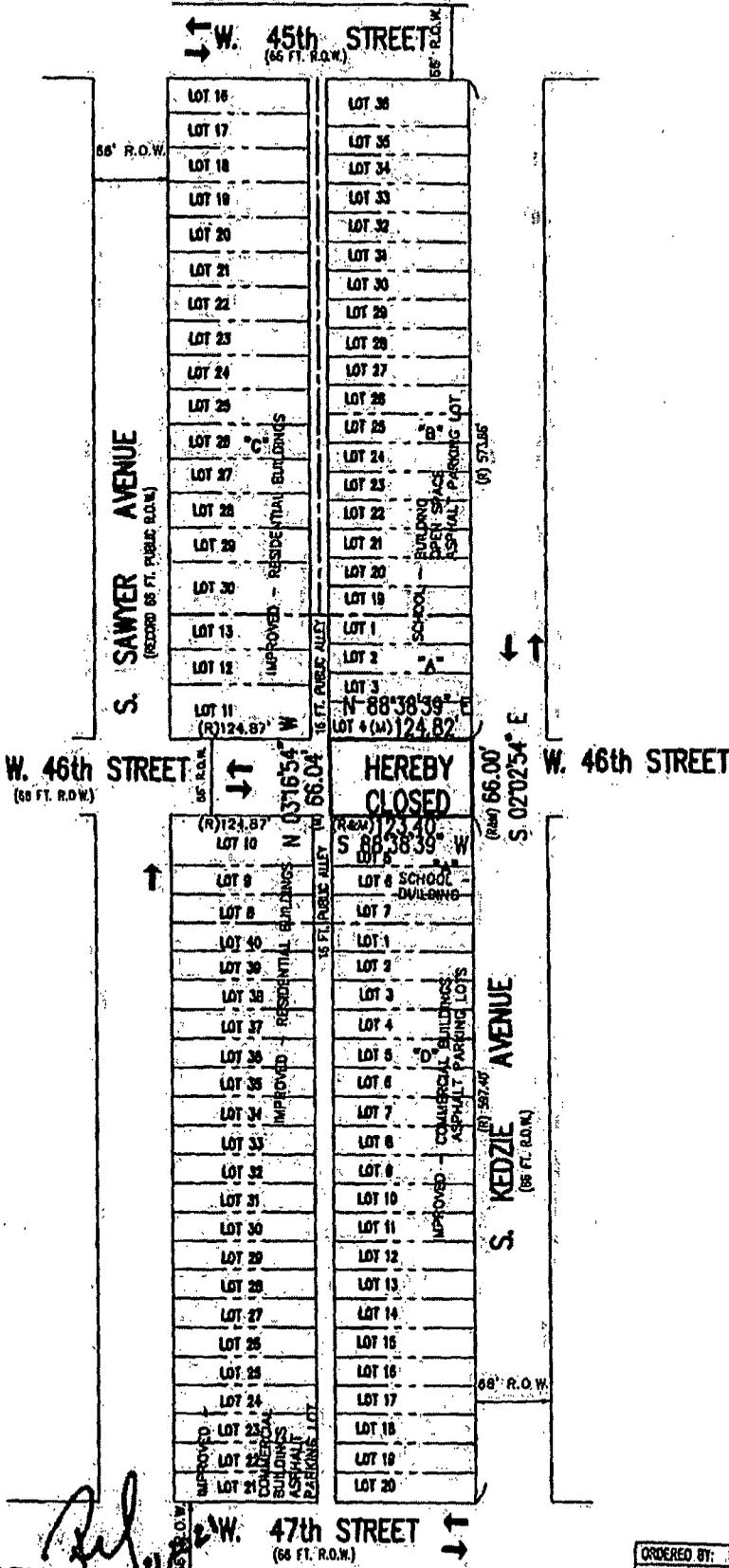
Introduced By:



Honorable Edward Burke  
Alderman, 14th Ward

# EXHIBIT "A" PLAT OF CLOSING

GRAPHIC SCALE



"A"  
KEDZIE GARDENS, A SUBDIVISION OF LOT 8 IN McCAFFEREY & MURPHY'S SUBDIVISION RECORDED DECEMBER 10, 1919. DOCUMENT #8691363

"B"  
SUBDIVISION OF THE EAST PART OF LOT 7 IN McCAFFEREY & MURPHY'S SUBDIVISION RECORDED MARCH 5, 1896. DOCUMENT 2354781.

"C"  
GEO. E. POTTINGER'S SUBDIVISION OF LOTS 12 TO 29 IN BLOCK 1 AND LOTS 1 TO 18 OF BLOCK 3 AND LOTS 1 TO 18 OF BLOCK 4 IN THE SUBDIVISION OF THE EAST PART OF LOT 7 RECORDED FEBRUARY 24, 1914. DOCUMENT 5362782

"D"  
BOWLES' SUBDIVISION OF LOT 9 IN McCAFFEREY & MURPHY'S SUBDIVISION ANTE-FIRE.

## LEGEND

- HEREBY-CLOSED
- BUILDING HATCH

- LINE BETWEEN SUBDIVISIONS
- RECORD LINES
- UNDERLYING LOTS
- BOUNDARY LINES

(R) - RECORD  
(M) - MEASURED  
R.O.W. - RECORD RIGHT OF WAY



CDOT# 02-14-21-3992

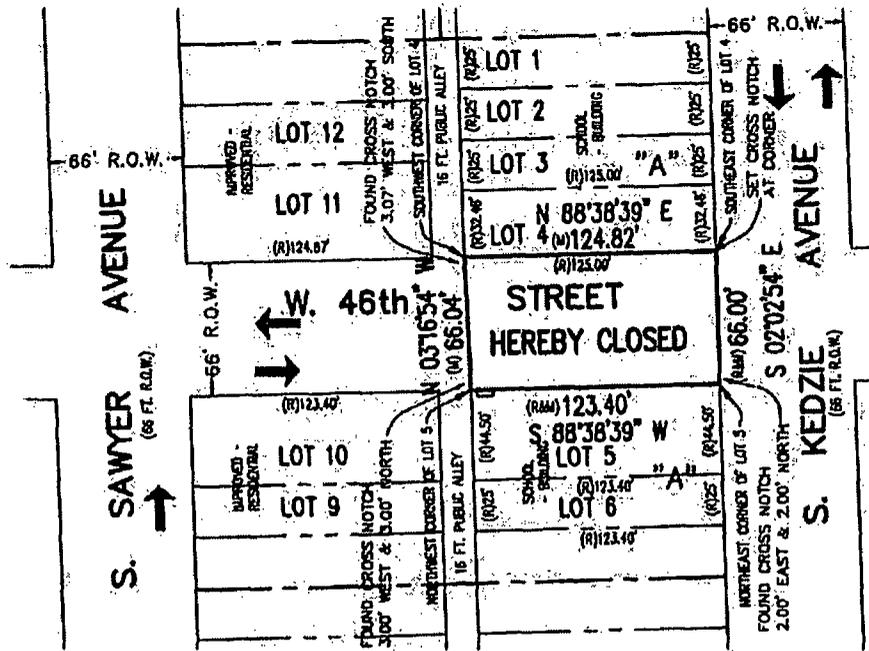
ORDERED BY: NEAL & LEROY LLC	CHECKED:	DRAWN: 80
ADDRESS:		
<b>GREMLEY &amp; BIEDERMANN</b> <small>A COMPANY OF</small> <b>PLCS, CORPORATION</b> <small>LICENSE No. 066-005532</small> <small>PROFESSIONAL LAND SURVEYOR</small> 6305 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM		
ORDER NO. <b>2021-29253-001</b>	DATE SEPTEMBER 16, 2021	PAGE NO. <b>1 OF 3</b>
SCALE: 1 INCH = 100 FEET		

# EXHIBIT "A"

## PLAT OF CLOSING

**LEGAL DESCRIPTION:**

THAT PART OF W. 46th STREET 66 FOOT WIDE RIGHT OF WAY IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN AND DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHEAST CORNER OF LOT 5 IN KEDZIE GARDENS, A SUBDIVISION OF LOT 8 IN McCAFFEREY AND MURPHY'S SUBDIVISION RECORDED DECEMBER 10, 1919 AS DOCUMENT NUMBER 6691363, THENCE SOUTH 88 DEGREES 38 MINUTES 39 SECONDS WEST ALONG THE NORTH LINE OF LOT 5 AFORESAID ALSO BEING THE SOUTH LINE OF W. 46th STREET 66 FOOT WIDE RIGHT OF WAY, 123.40 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE NORTH 03 DEGREES 16 MINUTES 54 SECONDS WEST FROM THE NORTHWEST CORNER OF LOT 5 AFORESAID 66.04 FEET TO THE SOUTHWEST CORNER OF LOT 4 IN KEDZIE GARDENS AFORESAID; THENCE NORTH 88 DEGREES 38 MINUTES 39 SECONDS EAST ALONG THE SOUTH LINE OF LOT 4 AFORESAID ALSO BEING THE NORTH LINE OF W. 46th STREET 66 FOOT WIDE RIGHT OF WAY, 124.82 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 02 DEGREES 02 MINUTES 54 SECONDS EAST ALONG THE WEST LINE S. KEDZIE AVENUE 66.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, SAID ABOVE DESCRIBED PARCEL CONTAINING 8,191 SQUARE FEET OR 0.19 ACRES, MORE OR LESS.

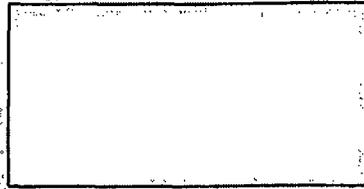


*Ref*  
*Oct. 21, 2021*

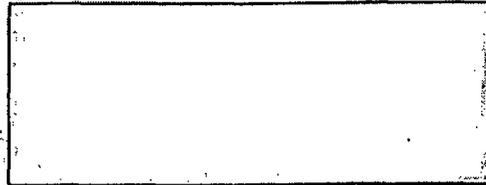
ORDERED BY: NEAL & LEROY LLC		CHECKED: <i>PLCS</i>	DRAWN: 88
ADDRESS:		 <b>GREMLEY &amp; BIEDERMANN</b> PLCS CORPORATION LICENSE NO. 184-08332 PROFESSIONAL LAND SURVEYORS 4305 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE: (773) 685-5102, EMAIL: INFO@PLCS-SURVEY.COM	
<b>2021-29253-001</b>			
ORDER NO.	DATE: SEPTEMBER 14, 2021		
SCALE: 1 INCH = 40 FEET			

# EXHIBIT "A" PLAT OF CLOSING

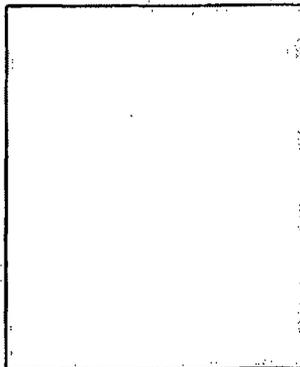
**AFFECTED PINS:**  
19-02-422-045-0000 - LOTS 1 TO 4  
19-02-430-021-0000 - LOTS 5, 6



CHICAGO DEPARTMENT OF FINANCE



COOK COUNTY



CHICAGO DEPARTMENT OF TRANSPORTATION

**SURVEY PREPARED FOR / AND MAIL TO:**

Prepared for:  
Chicago Board of Education,  
42 W. Madison St.  
Chicago, IL 60602.

Mail to:  
Scott R. Borstein, Esq.  
Neal and Leroy, LLC  
20 S. Clark St., Ste. 2050  
Chicago, IL 60603.

**SURVEYORS' NOTES:**

SURVEYOR'S LICENSE EXPIRES November 30, 2022  
DESIGN FIRM EXPIRES APRIL 30, 2023

ZONING: C2-1 (Motor Vehicle-Related Commercial District)  
& PD734 (Planned Developments)

FIELD MEASUREMENTS COMPLETED ON AUGUST 13, 2021.

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.

Except for building foot prints improvements omitted at clients request.

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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**CDOT# 02-14-21-3992**

**SURVEYOR'S CERTIFICATE**

State of Illinois)  
County of Cook)as

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

Field measurements completed on SEPTEMBER 14, 2021

Signed on October 20, 2021.

By:

*Robert G. Biedermann*  
Robert G. Biedermann  
Professional Illinois Land Surveyor No. 2802



ORDERED BY: NEAL & LEROY LLC	CHECKED: DRAWN:
ADDRESS:	80
<b>GREMLEY &amp; BIEDERMANN</b> <small>ASBMM</small> PLCS, CORPORATION LICENSE No. 184-005332 PROFESSIONAL LAND SURVEYORS 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE: (773) 685-3102 EMAIL: INFO@PLCS-SURVEY.COM	
ORDER NO. <b>2021-29253-001</b>	DATE: SEPTEMBER 14, 2021 SCALE: 1 INCH = 60 FEET PAGE NO. <b>3 OF 3</b>