



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Details (With Text)

File #: O2013-7629
Type: Ordinance **Status:** Passed
File created: 10/16/2013 **In control:** City Council
Final action: 11/13/2013
Title: Vacation of public alley(s) and street in area bounded S Wood St, W Hasting St, W 14th St and S Paulina St
Sponsors: Ervin, Jason C.
Indexes: Vacation
Attachments: 1. O2013-7629.pdf

Date	Ver.	Action By	Action	Result
11/13/2013	1	City Council	Passed	Pass
11/6/2013	1	Committee on Transportation and Public Way	Recommended to Pass	Pass
10/16/2013	1	City Council	Referred	

INTERGOVERNMENTAL 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 1711-1759 W. Hastings Street, 1710-1758 and 1711-1759 W. 14th Street, 1706-1758 and 1707-1759 W. 14th Place, and 1706-1758 W. 15th Street are owned by the Illinois Medical District and the Chicago Transit Authority; and

WHEREAS, the Illinois Medical District proposes to assemble and develop the properties including the portion of the streets and alleys to be vacated; and

WHEREAS, The City Council of the City of Chicago, after due investigation and consideration, has determined that the nature and extent of public use and the public interest to be subserved is such as to warrant the vacation of part of the public streets and alleys 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 EAST-WEST 16 FOOT PUBLIC ALLEY LYING SOUTH OF AND ADJOINING LOTS 55 TO 75, INCLUSIVE, LYING NORTH OF AND ADJOINING LOTS 76 TO 96, INCLUSIVE, LYING EAST OF THE EAST LINE OF SOUTH WOOD STREET AND LYING WEST OF A

LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 55; THENCE SOUTH 16.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 96, AND THE POINT OF TERMINUS OF SAID LINE, ALL IN STINSON'S SUBDIVISION OF BLOCK 15 IN THE DIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT #141970 JULY 5, 1867 IN BOOK 165, PAGE 35; ALSO

THAT PART OF WEST 14TH STREET LYING EAST OF THE EAST LINE OF SOUTH WOOD STREET AND LYING WEST OF A LINE BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 96 IN STINSON'S SUBDIVISION OF BLOCK 15 IN THE DIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT #141969 JULY 5, 1867 IN BOOK 165, PAGE 35; THENCE SOUTH 66.00 FEET TO THE NORTHEAST CORNER OF LOT 5 IN STINSON'S SUBDIVISION OF BLOCK 18 IN THE DIVISION OF SECTION 19 AFORESAID, AND THE POINT OF TERMINUS OF SAID LINE; ALSO

THAT PART OF THE EAST-WEST 16 FOOT PUBLIC ALLEY LYING SOUTH OF AND ADJOINING THE WEST 5.7 FEET OF LOT 4 AND ALL OF LOTS 5 TO 25, INCLUSIVE, LYING NORTH OF AND ADJOINING THE WEST 5.7 FEET OF LOT 47 AND ALL OF LOTS 26 TO 46, INCLUSIVE, LYING EAST OF THE EAST LINE OF SOUTH WOOD STREET AND LYING WEST OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST 5.7 FEET OF LOT 4 AFORESAID; THENCE SOUTH 16.00 FEET TO THE NORTHEAST CORNER OF THE WEST

Page 1

5.7 FEET OF LOT 47 AFORESAID, AND THE POINT OF TERMINUS OF SAID LINE, ALL IN STINSON'S SUBDIVISION OF BLOCK 18 IN THE DIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT #141969 JULY 5, 1867 IN BOOK 165, PAGE 35; ALSO

THAT PART OF WEST 14TH PLACE LYING EAST OF THE EAST LINE OF SOUTH WOOD STREET AND LYING WEST OF A LINE BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 47 IN STINSON'S SUBDIVISION OF BLOCK 18 IN THE DIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT #141969 JULY 5, 1867 IN BOOK 165, PAGE 35; THENCE SOUTH 66.00 FEET TO THE NORTHEAST CORNER OF LOT 54 IN STINSON'S SUBDIVISION OF BLOCK 18 AFORESAID, AND THE POINT OF TERMINUS OF SAID LINE; AND ALSO

THAT PART OF THE EAST-WEST 16 FOOT PUBLIC ALLEY LYING SOUTH OF AND ADJOINING LOTS 54 TO 75, INCLUSIVE, LYING NORTH OF AND ADJOINING LOTS 76 TO 97, INCLUSIVE, LYING EAST OF THE EAST LINE OF SOUTH WOOD STREET AND LYING WEST OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 54 AFORESAID; THENCE SOUTH 16.00 FEET TO THE NORTHEAST CORNER OF LOT 97 AFORESAID, AND THE POINT OF TERMINUS OF SAID LINE, ALL IN STINSON'S SUBDIVISION OF BLOCK 18 IN THE DIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT #141969 JULY 5, 1867 IN BOOK 165, PAGE 35; ALL IN COOK COUNTY, ILLINOIS. PROPERTY AREA= 92,915 SQ. FT. OR 2.130 ACRES, MORE OR LESS

as shaded and legally described by the words "HEREBY VACATED" on the drawing hereto attached as Exhibit A, which drawing 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 vacations.

SECTION 2. The Illinois Medical District acknowledges that all currently public Chicago Water Department sewer facilities and appurtenances within the areas to be vacated shall become the private property and maintenance responsibility of the Illinois Medical District. If and when the existing sewers and appurtenances within the areas being vacated are abandoned, the abandonment plans must meet the Department of Water Management- Sewer Design Section's requirements.

SECTION 3. The City of Chicago hereby reserves for the benefit of Commonwealth Edison, AT&T/SBC 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 alleys and streets herein vacated, with the right of ingress and egress. The grade of the vacated public ways shall not be altered in a manner so as to interfere with the operation and maintenance of Commonwealth Edison and/or AT&T/SBC Illinois facilities. No buildings, permanent structures or obstructions shall be placed over Commonwealth Edison and or A&T/SBC Illinois's facilities without written release of easement by the respective utilities. Any

Page 2

future Illinois Medical District prompted relocation of Commonwealth Edison and/or AT&T/SBC Illinois facilities lying within the area being vacated will be accomplished by the respective utilities and done at the expense of the Illinois Medical District.

SECTION 4. The vacation herein provided for is made upon the express condition that within 180 days after the passage of this ordinance, the Illinois Medical District 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 and curb at the entrance to those parts of the alleys and streets hereby vacated, similar to the adjacent and contiguous remaining public sidewalk and curb.

SECTION 5. The City of Chicago hereby reserves for the benefit of The Peoples Gas Light and Coke Co. an easement to operate, maintain, repair, renew and replace existing underground facilities and to construct new facilities in all of the area to be vacated, with the right of ingress and egress at all times for any and all such purposes. It is further provided that no buildings or other structures shall be erected on said easement herein reserved for The Peoples Gas Light and Coke Co. or other use made of the said area which would interfere with the construction, operation, maintenance, repair, removal, or replacement of said facilities, or the construction of additional facilities. Any future Illinois Medical District prompted relocation of Peoples Gas facilities lying within the area being vacated will be accomplished by Peoples Gas, and done at the expense of the Illinois Medical District.

SECTION 6. The City of Chicago hereby reserves for the benefit of the Chicago Transit Authority ("C.T.A.") the alleys and streets as herein vacated, as a right of way for existing facilities and appurtenances thereto, and for the installation of any additional facilities and appurtenances which in the future may be located in the alleys and streets as herein vacated, and for the maintenance, renewal, and reconstruction of such facilities, with the right of ingress and egress at all times upon reasonable notice. It is further provided that no buildings or other structures shall be erected on the said right of way herein reserved or other use made of said area, which in the judgment of the Chicago Transit Authority would interfere with the use, maintenance, renewal, or reconstruction of said facilities, or the construction of additional municipally-

owned transit facilities. It is further provided that any Illinois Medical District prompted adjustments to C.T.A. facilities in the area to be vacated, and the repair, renewal or replacement of any private materials, or private property damaged in the area to be vacated as a result of the C.T.A. exercising its easement rights, shall be done at the Illinois Medical District's expense. Further, the C.T.A. shall be and is hereby deemed to be the sole beneficiary of and be entitled to all right, title and interest of that portion of the streets herein vacated falling within the area of (1) the east 32.1 feet, more or less, of the west 504.84 feet of the vacated public alley lying between West Hastings Street and West 14th Street, (2) the east 32.1 feet, more or less, of the west 504.84 feet of vacated West 14th Street, (3) the east 32.1 feet more or less, of the north 8.0 feet of the west 510.45 feet, and the east 45.0 feet, more or less, of the south 8.0 feet of the west 528.71 feet of the vacated public alley lying between West 14th Street and West 14th Place, (4) the east 45.0 feet more or less, of the north 33.0 feet of the west 528.76 feet, and the east 72.0 feet, more or less, of the south 33.0 feet of the west 528.71 feet of West 14th Place, and (5) the east 72.0 feet, more or less, of the north 8.0 feet of the west 528.71 feet, and the east 32.1 feet, more or less, of the south 8.0 feet of the west 528.68 feet of the vacated public alley lying between West 14th Place and West 15th Street, all being subject to

Page 3

any existing rights or easements not extinguished by this vacation, existing public and quasi-public utilities and any easement reservations contained in this ordinance.

SECTION 7. 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 Illinois Medical District shall file or cause to be filed for record in the Office of the Recorder of Deeds of Cook County, Illinois a certified copy of this ordinance, together with an attached plat as approved by the Superintendent of Maps and Plats.

SECTION 8. 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 its recording. The vacation shall take effect and be in force from and after its recording.

Gabe Klein / Commissioner

Approved as to Form and Legality

EXHIBIT "A"

THAT PART OF THE EAST-WEST 16 FOOT PUBLIC ALLEY LYING SOUTH OF AND ADJOINING LOTS 55 TO 75, INCLUSIVE, LYING NORTH OF AND ADJOINING LOTS 76 TO 96, INCLUSIVE, LYING EAST OF THE EAST LINE OF SOUTH WOOD STREET AND LYING WEST OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 55; THENCE SOUTH 16.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 96, AND THE POINT OF TERMINUS OF SAID LINE, ALL IN STINSON'S SUBDIVISION OF BLOCK 15 IN THE DIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT #141970 JULY 5, 1867 IN BOOK 165, PAGE 35; ALSO THAT PART OF WEST 14TH STREET LYING EAST OF THE EAST LINE OF SOUTH WOOD STREET AND LYING WEST OF A LINE BEING DESCRIBED AS FOLLOWS. BEGINNING AT THE SOUTHEAST CORNER OF LOT 96 IN STINSON'S SUBDIVISION OF BLOCK 15 IN THE DIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT #141969 JULY 5, 1867 IN BOOK 165, PAGE 35; THENCE SOUTH 66.00 FEET TO THE NORTHEAST CORNER OF LOT 5 IN STINSON'S SUBDIVISION OF BLOCK 18 IN THE DIVISION OF SECTION 19 AFORESAID, AND THE POINT OF TERMINUS OF SAID UNE; ALSO THAT PART OF THE EAST-WEST 16 FOOT PUBLIC ALLEY LYING SOUTH OF AND ADJOINING THE WEST 5.7 FEET OF LOT 4 AND ALL OF LOTS 5 TO 25, INCLUSIVE. LYING NORTH OF AND ADJOINING THE WEST 5.7 FEET OF LOT 47 AND ALL OF LOTS 26 TO 46, INCLUSIVE. LYING EAST OF THE EAST LINE OF SOUTH WOOD STREET AND LYING WEST OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE WEST 5.7 FEET OF LOT 4 AFORESAID; THENCE SOUTH 16.00 FEET TO THE NORTHEAST CORNER OF THE WEST 5.7 FEET OF LOT 47 AFORESAID, AND THE POINT OF TERMINUS OF SAID LINE ALL IN STINSON'S SUBDIVISION OF BLOCK 18 IN THE DIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT #141969 JULY 5, 1867 IN BOOK 165, PAGE 35; ALSO THAT PART OF WEST 14TH STREET LYING EAST OF THE EAST LINE OF SOUTH WOOD STREET AND LYING WEST OF A LINE BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 47 IN STINSON'S SUBDIVISION OF BLOCK 18 IN THE DIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT #141969 JULY 5, 1867 IN BOOK 165, PAGE 35; THENCE SOUTH 66.00 FEET TO THE NORTHEAST CORNER OF LOT 54 IN STINSON'S SUBDIVISION OF BLOCK 18 AFORESAID, AND THE POINT OF TERMINUS OF SAID UNE; AND ALSO THAT PART OF THE EAST-WEST 16 FOOT PUBLIC ALLEY LYING SOUTH OF AND ADJOINING LOTS 54 TO 75, INCLUSIVE, LYING NORTH OF AND ADJOINING LOTS 76 TO 97, INCLUSIVE. LYING EAST OF THE EAST LINE OF SOUTH WOOD STREET AND LYING WEST OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 54 AFORESAID; THENCE SOUTH 16.00 FEET TO THE NORTHEAST CORNER OF LOT 97 AFORESAID, AND THE POINT OF TERMINUS OF SAID LINE, ALL IN STINSON'S SUBDIVISION OF BLOCK 18 IN THE DIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT #141969 JULY 5, 1867 IN BOOK 165, PAGE 35; ALL IN COOK COUNTY, ILLINOIS.

^3 ;■ :■■■;/-<=>; ■ '-"

(RECORD 00 FT., PUBLIC R.O.W.)

Jl,.,. L: i

«lf1-tb .STREET.

g j|5'

VACATED •

fl3r l •?

<&-■.■■■■:■■■■ ... ':[:■:- . HEREBY

c ,»HU«ILU

1*0,*

if iS ; <bv

1 aP-

1 <** 1

I

I

I

I

I

I

I

I

I

I

I

I

I

I

I

I

I

I

I

I

I

I

I

I

I

I

i i T' i i i T i i i i i i i i i i ill. ziu,!

III T II:o (19118117 ' 16

13 ' 12 ! 11

10

8 ' 7

15 ' 14

pi i

i i i

25 j 24 | 23 j 22 j 21

villi

PIN: j7-19-j-218-b01 Tt}fBJ ofco

CDOT# 19-28-13

PREPARED FOR: DLA PIPER LLP

203 N. LASALLE ST., STE. 1900 CHICAGO, IL 60601-1293

State of Illinois) County of Cook)ss

We, GREMLEY & BIEDERMANN, INC. the above described property and that tl representation of said survey corrected tl Field measurements completed on APRI

REVISED SEPT. 30, 2013 PER COOT COMMENT LETTER REVISED SEPT. 37, 2013 PER COOT COMMENT LETTER gviSE0 SEPT. 1B, 2013 S. Aillet BRC LABEL

gTH > t TO IT. - ujob mmjL ogrccr

PROPERTY AREA= 92,915 SQ. FT. OR 2.130 ACRES, MORE OR LESS.

GRBJLEr 4 BETJERMAW ft'

Signed on OCTOBER 1, 2013

SURVEY NOTES:

Note R. & M. denotes Record and Measured distances respectively.

Distances are marked in feet and decimal parts thereof.

CBDERIC

2013-17682-001

Professional Illinois Land Surveyor No. My license expires November 30,2014

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

Monumentation or witness points were not set at the clients request

NO dimensions shall be assumed by scab measurement upon this plat

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

EXHIBIT

GRAPHIC SCALE

Stcm UH Slwm CD

Slcm inlet

Son UH

Woler MH Water Fha Hydrant Utility Pol" Electric Uonnole Elect" Light Pole

On Valve

Porling Poy Box Sign Powl
Unclassified Monthde

■ W* | HIV | ■ 1e'
S8r5745"E

STREET >'rfi» j»
VACATED §
ft⁰: ■: : *

N8d*37'4S"W
IU.* | P|4' |...J*

16 15
14
19

23 ! 22 ¹ 21
]PIN: j7-19-218-^101 TI)RU 0^0
| | | | | | |

| ZONING: PD-io ' |'
;VACATED | (PUNNED DryELOPU^NT) |j

PUBUC - ALLEY H EREBY

jsTiylsofcds sCjb. 6f
I rjBLOpk ^8 |

31 32
33 ! 34 | 35 | 36 J 37 | 38 j 39 j 41
<f,PIN: i7-19,218-p23 TrtlRU*042
* ■ | | | | | | |
| | | | | | | | | | | |
<s> | | | | | | | | | | | |
| | | | | | | | | | | |
<& | | | | | | | | | | | |

||
I nI^i' - wif'
S8|9'57"III"E

! ! k> 1 ' '
I
r--*528.76i<

6l0cIk

1 Li* ^
| |
| »■ | |
| | | |
43

'I^nil⁴?!
ll ? | | «i 7 | | | * 51J |
11 j J ;i is i | 1* L' 3:1
"1 'nfe

m ¹ 11*- >j
|ig | 11,oi
| | | |
|5 |it} | 1

51 ien - 1 s 3' ifei 1 g ij ^ Si 1 r,^
'U*f0:.,.,

v:\(Record -e'e .FT.. public:>.o.w0..

HEREBY. ' • TM^ ^no* VACATED

found' cross notch . nrl^l\$.^*l -
'\Vqo'N-VON.-u'NE v " -\| " ~ ' .COHCRETE.gIRB.

I >|e' I >W I I R.H' I R.I'' I
-HERETOFORE VACATED BY ORDINAKCOI PASSED I MARCH I |U. 19lq RECORDED MAY 1 p. 1916 DOC.f |

i i ii
ZONING: PO-30 I I (PLANNEOI DEVELOPMENT)

70 1 69 1 68 1 67 1 66 1 65 1 64 1 63 1 62 1 61 1 J||| PI^: 17-j-19-2}Z0-0qi thrj} 019]
I I I I I I I I I I

58 1 57

STINSON'S SUB.i OF1 ' ''
ni'/lr-L/' to 1<85-000- #1**969 JULY I HLIULKI 18 | 5(,867 lm B.16S. PG.3S)

... 16 FT.

I .. b8y5^45Tj

pubuc. ALLtY HEREBY. MLg68' _M 52°.71- VACATED

I I if I
I >f.f>> i_s
I Vi I
i i^ IK .
91 1 92 1 93^p 94 'S9!
... i .. I N89*56'4S"W !!
I I P.J.' \ BJV I I
I ZONInp: PD-fo I I I I

89 90
85 1 86 1 87 1 88
I I c./
I I O I
I I s*I
I S> I

I (PLANNED DEVELOPMENT) | | |

I
I
I PIN: I17-19-22O+024 THRU 038
I
77 1 78 ' 79 1 80 ' 81 1 82 1 83 1 84
I
I
f I sc.* 1

crdbqbt: tunpo)

10€am|CR«it

r

GREMLEY & BIEOERMANN <M lata Ik U4M3a
mT3.ao

I hta ■ u Fin
(90B Mm Elutji Jdbes, Cmcaio, L KWt TrWRc(773)6IHtaZ fut (773) ZIMat BINL IWICKBnrf.Crji

CHER Ha

2013-17682-001

a\CADU00fU00<-12eJTV\^2OI3-178BJ-DOI.<wt
SURVEY NOTES!

PLAT OF VACATION PREPARED FOR DLA PIPER

Note R & M. denotes Record and Measured distances respectively

Distances are marked in feet and decimal pa its thereof.

Monumentation or witness points were not set at the clients request

NO dimensions shall be assumed by scale measurement upon this plat

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

V

^° fH9.00-|

THE ZONING CLASSIFICATIONS OF THE PROPERTY AS SHOWN HEREON IS IS DELINEATED ON THE CITY OF CHICAGO, DEPARTMENT OF ZONING WEBSITE. (https://gisapp3.city<http://gisapp3.city> ofchicago.or^zoning/)
THE SURVEYOR HAS NOT RESEARCHED THE APPLICABLE ZONING, BUILDING CODES, SETBACKS OR SPECIFIC USES ALLOWED WITHIN THIS ZONING CLASSIFICATION. CONTACT THE CITY OF CHICAGO.
DEPARTMENT OF ZONING, CITY HALL, 121 NORTH LASALLE STREET. ROOM 905. CHICAGO, ILLINOIS, (312) 744-6317, FAX: (312) 744-6552 FOR CERTIFICATION. VERIFICATION AND SPECIFIC MATTERS PERTAINING TO THE
ABOVE NOTED ZONING CLASSIFICATION.