



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
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Legislation Details (With Text)

File #: SO2013-8247
Type: Ordinance **Status:** Passed
File created: 10/16/2013 **In control:** City Council
Final action: 12/11/2013
Title: Vacation of portions of W Waveland Ave and N Sheffield Ave in vicinity of Wrigley Field
Sponsors: Emanuel, Rahm
Indexes: Vacations
Attachments: 1. O2013-8247.pdf, 2. SO2013-8247.pdf

Date	Ver.	Action By	Action	Result
12/11/2013	1	City Council	Passed as Substitute	Pass
12/10/2013	1	Committee on Transportation and Public Way	Recommended to Pass	Pass
11/6/2013	1	Committee on Transportation and Public Way	Held in Committee	Pass
10/16/2013	1	City Council	Referred	

SUBSTITUTE 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 1060 West Addison, 1101-1103 West Addison, and 3639-59 North Clark are owned by Wrigley Field Holdings, LLC, Wrigley Field Parking Operations, LLC & Triangle Property Holdings, LLC; and

WHEREAS, Wrigley Field Holdings, LLC, Wrigley Field Parking Operations, LLC & Triangle Property Holdings, LLC (together, "Wrigley Field Entities") propose to use the portion of the Streets to be vacated herein for the expansion of Wrigley Field and environs; 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 the parts of the public Streets, described in the following ordinance; now therefore,

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

SECTION 1. PARCEL 1 - WEST WAVELAND

AVENUE

THAT PART OF WEST WAVELAND AVENUE LYING NORTH OF THE NORTH LINE OF BLOCK 14 AND THE EASTERLY AND WESTERLY EXTENSIONS THEREOF, IN LAFLIN, SMITH AND DYER'S SUBDIVISION OF THE

NORTHEAST QUARTER (EXCEPT 1.28 ACRES IN THE NORTHEAST CORNER THEREOF) OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED NOVEMBER 27, 1855 IN BOOK 98 PAGE 26 AS DOCUMENT NUMBER 64890, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 14; THENCE NORTH 89°55'06" WEST ALONG THE NORTH LINE OF SAID BLOCK 14, A DISTANCE OF 427.75 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF THAT PART OF WEST WAVELAND AVENUE HERETOFORE VACATED BY ORDINANCE RECORDED OCTOBER 3, 2005 AS DOCUMENT NUMBER 0527618059, SAID POINT BEING ALSO THE POINT OF BEGINNING; THENCE NORTH 00°04'54" EAST ALONG THE WEST LINE OF SAID PART OF WEST WAVELAND AVENUE HERETOFORE VACATED, 19.76 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 89°55'06" EAST ALONG THE NORTH LINE OF SAID PART OF WEST WAVELAND AVENUE HERETOFORE VACATED 401.65 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 61°27'11" EAST ALONG THE EAST LINE OF SAID PART OF WEST WAVELAND AVENUE HERETOFORE VACATED 24.67 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 39°05'45" WEST 31.51 FEET TO A POINT ON A LINE DRAWN 32.43 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF WEST WAVELAND AVENUE; THENCE NORTH 89°55'06" WEST ALONG SAID PARALLEL LINE, 819.33 FEET TO A POINT 45.44 FEET EAST OF THE INTERSECTION OF THE NORTHWESTERLY EXTENSION OF THE NORTHEASTERLY LINE OF NORTH CLARK STREET WITH SAID PARALLEL LINE; THENCE SOUTH 44°42'27" WEST 40.96 FEET TO THE SAID NORTHWESTERLY EXTENSION;

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THENCE SOUTH 29°41'03" EAST ALONG SAID NORTHWESTERLY EXTENSION 3.78 FEET TO THE SOUTH LINE OF WEST WAVELAND AVENUE; THENCE SOUTH 89°55'06" EAST ALONG THE SOUTH LINE OF WEST WAVELAND AVENUE 442.79 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 19,246 SQUARE FEET, MORE OR LESS.

PARCEL 2 - WEST WAVELAND AVENUE

THAT PART OF WEST WAVELAND AVENUE LYING NORTH OF THE NORTH LINE OF BLOCK 14 IN LAFLIN, SMITH AND DYER'S SUBDIVISION OF THE NORTHEAST QUARTER (EXCEPT 1.28 ACRES IN THE NORTHEAST CORNER THEREOF) OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED NOVEMBER 27, 1855 IN BOOK 98 PAGE 26 AS DOCUMENT NUMBER 64890, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +31.00 CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 14; THENCE NORTH 89°55'06" WEST, ALONG THE SOUTH LINE OF WEST WAVELAND AVENUE, AFORESAID, 427.75 FEET; THENCE NORTH 00°04'54" EAST, 8.00 FEET TO SOUTHWEST CORNER OF VACATED WEST WAVELAND AVENUE LYING ABOVE AN ELEVATION OF +31.00 CHICAGO CITY DATUM HERETOFORE VACATED BY ORDINANCE RECORDED OCTOBER 3, 2005 AS DOCUMENT NUMBER 0527618059, SAID POINT BEING ALSO THE POINT OF BEGINNING; THENCE NORTH 00°04'54" EAST, ALONG THE WEST LINE OF THAT PART OF VACATED WEST WAVELAND AVENUE, AFORESAID, 11.76 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 89°55'06" EAST, ALONG THE NORTH LINE OF THAT PART OF VACATED WEST WAVELAND AVENUE, AFORESAID, 401.65 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 61°27'11" EAST, ALONG THE EAST LINE OF THAT PART OF VACATED WEST WAVELAND AVENUE, AFORESAID, 24.67 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89°55'06" WEST, ALONG THE SOUTH LINE OF THAT PART OF VACATED WEST WAVELAND AVENUE, AFORESAID, 423.34 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

CONTAINING 4,851 SQUARE FEET, MORE OR LESS. PARCEL 3 -

WEST WAVELAND AVENUE

THAT PART OF WEST WAVELAND AVENUE LYING NORTH OF THE NORTH LINE OF BLOCK 14 IN

LAFLIN, SMITH AND DYER'S SUBDIVISION OF THE NORTHEAST QUARTER (EXCEPT 1.28 ACRES IN THE NORTHEAST CORNER THEREOF) OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED NOVEMBER 27, 1855 IN BOOK 98 PAGE 26 AS DOCUMENT NUMBER 64890, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +33.00 CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF A LINE DRAWN 32.43 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF WEST WAVELAND AVENUE AND THE NORTHWESTERLY EXTENSION OF THE NORTHEASTERLY LINE OF NORTH CLARK STREET; THENCE SOUTH 89°55'06" EAST ALONG SAID PARALLEL LINE 268.98 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°04'54" EAST 4.00 FEET; THENCE SOUTH 89°55'06" EAST 595.79 FEET; THENCE SOUTH 00°04'54" WEST 4.00 FEET TO SAID PARALLEL LINE BEING 32.43 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF WEST WAVELAND AVENUE; THENCE NORTH 89°55'06" WEST ALONG SAID PARALLEL LINE 595.79 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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CONTAINING 2,383 SQUARE FEET, MORE OR LESS. PARCEL 4 -

NORTH SHEFFIELD AVENUE

THAT PART OF NORTH SHEFFIELD AVENUE LYING EAST OF THE EAST LINE OF BLOCK 14 IN LAFLIN, SMITH AND DYER'S SUBDIVISION OF THE NORTHEAST QUARTER (EXCEPT 1.28 ACRES IN THE NORTHEAST CORNER THEREOF) OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED NOVEMBER 27, 1855 IN BOOK 98 PAGE 26 AS DOCUMENT NUMBER 64890, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 14; THENCE SOUTH 00°00'00" WEST, ALONG THE WEST LINE OF NORTH SHEFFIELD AVENUE, 364.16 FEET TO THE SOUTHWEST CORNER OF THAT PART OF VACATED NORTH SHEFFIELD AVENUE HERETOFORE VACATED BY ORDINANCE RECORDED OCTOBER 3, 2005 AS DOCUMENT NUMBER 0527618059, SAID POINT BEING ALSO THE POINT OF BEGINNING; THENCE SOUTH 90°00'00" EAST ALONG THE SOUTH LINE OF SAID PART OF NORTH SHEFFIELD AVENUE HERETOFORE VACATED, 18.60 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 00°00'00" EAST ALONG THE EAST LINE OF SAID PART OF NORTH SHEFFIELD AVENUE HERETOFORE VACATED, 332.45 FEET TO A BEND THEREIN; THENCE NORTH 17°04'49" WEST ALONG THE EAST LINE OF SAID PART OF NORTH SHEFFIELD AVENUE HERETOFORE VACATED, 19.20 FEET TO A BEND THEREIN; THENCE SOUTH 39°05'45" EAST 31.78 FEET TO A POINT ON A LINE DRAWN 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF NORTH SHEFFIELD AVENUE; THENCE SOUTH 00°00'00" WEST ALONG SAID PARALLEL LINE 512.39 FEET TO A POINT 31.85 FEET NORTH OF THE EASTERLY EXTENSION OF THE NORTH LINE OF WEST ADDISON STREET; THENCE SOUTH 46°42'27" WEST 45.34 FEET TO A POINT ON THE WEST LINE OF NORTH SHEFFIELD AVENUE 0.74 FEET NORTH OF SAID EASTERLY EXTENSION; THENCE NORTH 00°00'00" EAST ALONG THE WEST LINE OF NORTH SHEFFIELD AVENUE 217.34 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 11,515 SQUARE FEET, MORE OR LESS. PARCEL 5 -

NORTH SHEFFIELD AVENUE

THAT PART OF NORTH SHEFFIELD AVENUE LYING EAST OF THE EAST LINE OF BLOCK 14 IN LAFLIN, SMITH AND DYER'S SUBDIVISION OF THE NORTHEAST QUARTER (EXCEPT 1.28 ACRES IN THE NORTHEAST CORNER THEREOF) OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED NOVEMBER 27, 1855 IN BOOK 98 PAGE 26 AS DOCUMENT NUMBER 64890, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +31.00 CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND

DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH EAST CORNER OF SAID BLOCK 14; THENCE SOUTH 00°00'00" WEST, ALONG THE WEST LINE OF NORTH SHEFFIELD AVENUE, 364.16 FEET; THENCE SOUTH 90°00'00" EAST, 8.00 FEET TO SOUTHWEST CORNER OF VACATED NORTH SHEFFIELD AVENUE LYING ABOVE AN ELEVATION OF +31.00 CHICAGO CITY DATUM HERETOFORE VACATED BY ORDINANCE RECORDED OCTOBER 3, 2005 AS DOCUMENT NUMBER 0527618059, SAID POINT BEING ALSO THE POINT OF BEGINNING; THENCE SOUTH 90°00'00" EAST ALONG THE SOUTH LINE OF SAID PART OF NORTH SHEFFIELD AVENUE HERETOFORE VACATED, 10.60 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 00°00'00" EAST ALONG THE EAST LINE OF SAID PART OF NORTH SHEFFIELD AVENUE HERETOFORE VACATED, 332.45 FEET TO A BEND THEREIN; THENCE NORTH 17°04'49" WEST ALONG THE EAST LINE OF SAID PART OF NORTH SHEFFIELD AVENUE HERETOFORE VACATED, 19.20 FEET TO A BEND THEREIN; THENCE NORTH 39°05'45" WEST ALONG THE EAST LINE OF SAID PART OF NORTH SHEFFIELD AVENUE

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HERETOFORE VACATED, 7.87 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00°00'00" WEST ALONG THE WEST LINE OF SAID PART OF NORTH SHEFFIELD AVENUE HERETOFORE VACATED, 356.91 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 3,682 SQUARE FEET, MORE OR LESS. PARCEL 6 - NORTH

SHEFFIELD AVENUE

THAT PART OF NORTH SHEFFIELD AVENUE LYING EAST OF THE EAST LINE OF BLOCK 14 IN LAFLIN, SMITH AND DYER'S SUBDIVISION OF THE NORTHEAST QUARTER (EXCEPT 1.28 ACRES IN THE NORTHEAST CORNER THEREOF) OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED NOVEMBER 27, 1855 IN BOOK 98 PAGE 26 AS DOCUMENT NUMBER 64890, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +33.00 CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: -COMMENCING AT THE POINT OF INTERSECTION OF A LINE DRAWN 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF NORTH SHEFFIELD AVENUE AND THE EASTERLY EXTENSION OF THE NORTH LINE A WEST ADDISON STREET; THENCE NORTH 00°00'00" EAST ALONG SAID PARALLEL LINE 114.38 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 90°00'00" EAST 2.00 FEET; THENCE NORTH 00°00'00" EAST 415.67 FEET; THENCE NORTH 90°00'00" WEST 2.00 FEET; THENCE SOUTH 00°00'00" WEST 415.67 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 831 SQUARE FEET, MORE OR LESS.

PARCEL 7 - CORNER NORTH SHEFFIELD AVENUE AND WEST WAVELAND AVENUE

THAT PART OF NORTH SHEFFIELD AVENUE LYING EAST OF THE EAST LINE OF BLOCK 14 AND THAT PART OF WEST WAVELAND AVENUE LYING NORTH OF THE NORTH LINE OF SAID BLOCK 14 IN LAFLIN, SMITH AND DYER'S SUBDIVISION OF THE NORTHEAST QUARTER (EXCEPT 1.28 ACRES IN THE NORTHEAST CORNER THEREOF) OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED NOVEMBER 27, 1855 IN BOOK 98 PAGE 26 AS DOCUMENT NUMBER 64890, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF A LINE DRAWN 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF NORTH SHEFFIELD AVENUE AND THE EASTERLY EXTENSION OF THE NORTH LINE OF WEST ADDISON STREET; THENCE NORTH 00°00'00" EAST ALONG SAID PARALLEL LINE 544.24 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°00'00" EAST CONTINUING ALONG SAID PARALLEL LINE 50.93 FEET; THENCE NORTHERLY AND WESTERLY 30.60 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 19.50 FEET CONCAVE SOUTHWESTERLY AND WHOSE CHORD BEARS NORTH 44°57'33" WEST, A DISTANCE OF 27.56 FEET TO A POINT ON A LINE DRAWN 32.43 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF WEST WAVELAND AVENUE; THENCE NORTH 89°55'06" WEST ALONG THE LAST MENTIONED PARALLEL LINE, 37.80 FEET; THENCE SOUTH 39°05'45" EAST 90.82 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. CONTAINING 1,935 SQUARE FEET, MORE OR LESS, as shaded and legally described by the words "HEREBY VACATED" on the plats hereto attached as Exhibit A, which for greater clarity, are 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.

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SECTION 2. The City of Chicago hereby reserves for the benefit of The Peoples Gas Light and Coke Co., and its successor or assigns, an easement to operate, maintain, repair, renew and replace existing underground facilities in that portion of strips of W. Waveland Avenue between N. Clark Street and N. Sheffield Avenue along with strips of N. Sheffield Avenue between W. Waveland Avenue and W. Addison Avenue as herein 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 Company or other use made of the said area which would interfere with the construction, operation, maintenance, repair, removal, or replacement of said facilities without the consent of or release or, termination by The People's Gas Light and Coke Company.

SECTION 3. The City of Chicago hereby reserves for the benefit of Commonwealth Edison, RCN, AT&T-Illinois/SBC, AT&T Local Network Services, MCI 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 streets herein vacated, with the right of ingress and egress. The grade of the vacated public streets shall not be altered in a manner so as to interfere with the operation and maintenance of Commonwealth Edison, RCN, AT&T-Illinois/SBC, AT&T/Local Network Services, and MCI facilities. No buildings, permanent structures or obstructions shall be placed over Commonwealth Edison, RCN, AT&T-Illinois/SBC, AT&T Local Network Services, and/or MCI facilities without written release of easement by the respective utility. Any Wrigley Field Entities prompted relocation of Commonwealth Edison, RCN, AT&T-Illinois/SBC, AT&T Local Network Services and/or MCI facilities lying within the area being vacated will be accomplished by the respective utility and be done at the expense of the Wrigley Field Entities.

SECTION 4. The City of Chicago hereby reserves the area herein vacated, as a right of way for existing Water Department sewers and sewer structures, for the installation of any additional sewers, sewer structures and appurtenances now located, or which in the future may be located in the streets as herein vacated, and for the maintenance, renewal and reconstruction of such facilities. It is also provided that, the City shall have 24 hour access to the areas to be vacated; that no buildings or other permanent structures shall be erected on said right of way herein reserved, or other use made of said area, which in the sole discretion and judgment of the respective municipal officials having control of the aforesaid service facilities, would interfere with the use, maintenance, renewal, or reconstruction of said facilities, or the construction of additional municipally-owned service facilities; and that all sewers structures shall be exposed to grade. It is further provided that any Wrigley Field Entities prompted adjustments to sewer facilities in the areas 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 City exercising its easement rights shall be done at the expense of the Wrigley Field Entities.

SECTION 5. The City of Chicago hereby reserves the streets as herein vacated, as a right of way for an existing Water Department main and appurtenances thereto, and for the installation of any additional water mains and appurtenances which in the future may be located in the 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 rights of way herein reserved or other use made of said area, which in the judgment of the municipal officials having control of the aforesaid service facilities would interfere with the use, maintenance, renewal, or reconstruction of said facilities, or the construction of additional municipally-owned service facilities.

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It is further provided that any Wrigley Field Entities prompted adjustments to water 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 City exercising its easement rights shall be done at the Wrigley Field Entities' expense.

SECTION 6. The vacation herein provided for is made upon the express condition that within 365 days after the passage of this ordinance, Wrigley Field Holdings, LLC, Wrigley Field Parking Operations, LLC & Triangle Property Holdings, LLC 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 that part of the street strips hereby vacated, similar to the adjacent and contiguous sidewalk and curb.

SECTION 7. The vacation herein provided for is made upon the express condition that after the passage of this ordinance and on the effective date appearing in Section 10 herein, Wrigley Field Holdings, LLC, Wrigley Field Parking Operations, LLC & Triangle Property Holdings, LLC shall comply or cause compliance, including, but not limited to, the Chicago Cubs Baseball Club, LLC, a Delaware limited liability company's compliance, with Section 5(A) of the Amended and Restated Agreement appearing as Exhibit 1 of the Night Game Ordinance of 2004, as amended by City Council on December 11, 2013 (the "Community Contributions"), as compensation for the benefits which will accrue to Wrigley Field Holdings, LLC, Wrigley Field Parking Operations, LLC & Triangle Property Holdings, LLC as the owners of the property abutting the areas hereby vacated, which in the judgment of this body, when combined with the other benefits to the City of Chicago of the restoration of Wrigley Field, shall be equal to or greater than such benefits as accrue to the City of Chicago in association with the Community Contributions.

SECTION 8. The Commissioner of the City of Chicago's Department of Transportation or any designee of the Commissioner is hereby authorized to accept, subject to approval of the Corporation Counsel as to form and legality, on behalf of the City of Chicago, the benefits of a special warranty deed substantially in the form attached hereto as Exhibit B (the "Reconveyance Deed") and in recordable form, from Wrigley Field Holdings, LLC, Wrigley Field Parking Operations, LLC & Triangle Property Holdings, LLC, their successors and/or assigns as grantors ("Grantors"), and naming the City as grantee ("Grantee"), for the public way being vacated, or any portion thereof, by this ordinance securing the Grantors compliance with all of the Community Contributions. Grantee shall have the right to record the Reconveyance Deed and to re-enter and take possession of the public way being vacated, or any portion thereof, terminate the estate, or any portion thereof, conveyed to the Grantors and revert title to the public way being vacated, or any portion, in the Grantee only upon Grantors' failure to cure, within 30 days after written notice thereof from Grantee, any breach of the terms and conditions of any of the Community Contributions. Upon satisfaction in full of the Community Contributions, Grantee shall have no further right to record the Reconveyance Deed, which shall promptly be returned unrecorded to Grantors. If the Reconveyance Deed is recorded by the Grantee, Grantors shall be responsible for all real estate taxes and assessments which accrued during the period the vacated public way, or any portion thereof, was owned by Grantors. Grantors will cooperate with the Grantee to ensure that should the Grantee record the Reconveyance Deed, such recording is effective for the purposes of transferring title to the vacated public way, or any portion thereof, to the Grantee by executing any customary transfer documents.

SECTION 9. The vacation herein provided for is made upon the express condition that within three hundred sixty-five (365) days after the passage of this ordinance, Wrigley Field Holdings, LLC, Wrigley Field Parking Operations, LLC & Triangle Property Holdings, LLC shall simultaneously (1) deliver to the City's Department of Law, Real Estate and Land Use Division, the

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fully executed and notarized Reconveyance Deed to be held in trust and which shall not reconvey or transfer any interest to Grantee unless recorded in accordance with the provisions of Section 8; and (2) 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 approved by the Superintendent of Maps & Plats.

SECTION 10. This ordinance shall take effect and be in force February 2, 2014. The vacation

shall take effect and be in force from and after its recording on or after February 2, 2014.

Vacation Approved:

Commissioner of Transportation

Approved as to Form and Legality

Richard Wendy
Deputy Corporation Counsel

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EXHIBIT "A"
PLAT OF VACATION

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EXHIBIT B TO ORDINANCE

RECONVEYANCE -SPECIAL WARRANTY DEED

(The Above Space For Recorder's Use Only)

THE GRANTORS, Wrigley Field Holdings, LLC, Wrigley Field Parking Operations, LLC, & Triangle Property Holdings, LLC, all three being Delaware limited liability companies (-the "Grantors") having their principal offices located at 1060 West Addison Street, Chicago, Illinois 60613, for and in consideration of the sum of ONE DOLLAR (\$ 1.00), the receipt of which is hereby acknowledged, convey and warrant to the City of Chicago (the "City"), a municipal corporation in the County of Cook and State of Illinois, having its principal office at 121 North LaSalle Street, Chicago, Illinois 60602, the real estate situated in the County of Cook, in the State of Illinois, and described in Exhibit A attached hereto (the "Vacated Public Way Property").

Grantors acknowledge that they have executed and delivered this deed simultaneously with, and as a condition precedent to the vacation and conveyance of the Vacated Public Way Property to Grantors, and that the deposit of this reconveyance Special Warranty Deed to the City's Department of Law, Real Estate and Land Use Division, and, if necessary, its subsequent recording, is a condition established pursuant to and shall be governed by the terms and conditions of that certain vacation of public way ordinance ("Ordinance") passed and approved on _____, 201_ by the City Council of the City of Chicago, and is a remedial right granted under such Ordinance.

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' TO HAVE AND TO HOLD the Vacated Public Way Property, or any portion thereof, aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said City and unto the City's successor and assigns forever, the said Grantors, their successors and assigns hereby covenanting that the Vacated Public Way Property, or any portion thereof, is free and clear from any encumbrance done or suffered by Grantors, their successors and assigns; and that Grantors their successors and assigns will warrant and defend the title to said Vacated Public Way Property, or any portion thereof, unto the said City and unto City's successors and assigns forever, against the lawful claims and demands of all persons claiming by, under or through Grantors, their successors and assigns.

THIS TRANSFER IS EXEMPT UNDER THE PROVISIONS OF THE REAL ESTATE TRANSFER TAX ACT, 35 ILCS 200/31 -45(b) AND -45 (e); AND SECTION 3-33-060B AND -060E OF THE MUNICIPAL CODE OF CHICAGO.

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Dated this day of

Wrigley Field Holdings, LLC,
a Delaware limited liability company

By:
Name:
Its:

Wrigley Field Parking Operations, LLC, a Delaware limited liability company

By:
Name:
Its:

Triangle Property Holdings, LLC, a Delaware limited liability company

By: _ Name: Its:

This instrument prepared by: Karen Bielarz, Senior Counsel

MAIL DEED TO: City of Chicago

Attn: Karen Bielarz, Senior Counsel Real Estate and Land Use Division 121 North

LaSalle Street, Room 600 Chicago, Illinois 60602

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STATE OF ILLINOIS)

) SS.

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____, the _____ of, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and, being first duly sworn by me, acknowledged that s/he signed and delivered the foregoing instrument pursuant to authority given by said corporation, as her/his free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my notarial seal this _____ day of _____, 20__.

NOTARY PUBLIC

STATE OF ILLINOIS)

) SS.

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____, the _____ of, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and, being first duly sworn by me, acknowledged that s/he signed and delivered the foregoing instrument pursuant to authority given by said corporation, as her/his free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my notarial seal this _____ day of _____, 20__.

NOTARY PUBLIC

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EXHIBIT A

Vacated Public Way Property Legal
Description

PARCEL 1 - WEST WAVELAND AVENUE

THAT PART OF WEST WAVELAND AVENUE LYING NORTH OF THE NORTH LINE OF BLOCK 14 AND THE EASTERLY AND WESTERLY EXTENSIONS THEREOF, IN LAFLIN, SMITH AND DYER'S SUBDIVISION OF THE NORTHEAST QUARTER (EXCEPT 1.28 ACRES IN THE NORTHEAST CORNER THEREOF) OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED NOVEMBER 27, 1855 IN BOOK 98 PAGE 26 AS DOCUMENT NUMBER 64890, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 14; THENCE NORTH 89° 55'06" WEST ALONG THE NORTH LINE OF SAID BLOCK 14, A DISTANCE OF 427.75 FEET TO A POINT, SAID POINT -BONG-THE SOUTHWEST-CORNER" OF "THAT PART OF" WEST" WAVELAND AVENUE HERETOFORE VACATED BY ORDINANCE RECORDED OCTOBER 3, 2005 AS DOCUMENT NUMBER 0527618059, SAID POINT BEING ALSO THE POINT OF BEGINNING; THENCE NORTH 00°04'54" EAST ALONG THE WEST LINE OF SAID PART OF WEST WAVELAND AVENUE HERETOFORE VACATED, 19.76 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 89°55'06" EAST ALONG THE NORTH LINE OF SAID PART OF WEST WAVELAND AVENUE HERETOFORE VACATED 401.65 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 61 °27'11" EAST ALONG THE EAST LINE OF SAID PART OF WEST WAVELAND AVENUE HERETOFORE VACATED 24.67 FEET TO THE SOUTHEAST CORNER THEREOF, THENCE NORTH 39°05'45" WEST 31.51 FEET TO A POINT ON A LINE DRAWN 32 43 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF WEST WAVELAND AVENUE; THENCE NORTH 89°55'06" WEST ALONG SAID PARALLEL LINE, 819.33 FEET TO A POINT 45.44 FEET EAST OF THE INTERSECTION OF THE NORTHWESTERLY EXTENSION OF THE NORTHEASTERLY LINE OF NORTH CLARK STREET WITH SAID PARALLEL LINE; THENCE SOUTH 44°42'27" WEST 40.96 FEET TO THE SAID NORTHWESTERLY EXTENSION; THENCE SOUTH 29°41 '03" EAST ALONG SAID NORTHWESTERLY EXTENSION 3.78 FEET TO THE SOUTH LINE OF WEST WAVELAND AVENUE; THENCE SOUTH 89°55'06" EAST ALONG THE SOUTH LINE OF WEST WAVELAND AVENUE 442.79 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 19,246 SQUARE FEET, MORE OR LESS.

PARCEL 2 - WEST WAVELAND AVENUE

THAT PART OF WEST WAVELAND AVENUE LYING NORTH OF THE NORTH LINE OF BLOCK 14 IN LAFLIN, SMITH AND DYER'S SUBDIVISION OF THE NORTHEAST QUARTER (EXCEPT 1.28 ACRES IN THE NORTHEAST CORNER THEREOF) OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED NOVEMBER 27, 1855 IN BOOK 98 PAGE 26 AS DOCUMENT NUMBER 64890, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +31.00 CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 14; THENCE NORTH 89°55'06" WEST, ALONG THE SOUTH LINE OF WEST WAVELAND AVENUE, AFORESAID, 427.75 FEET; THENCE NORTH 00°04'54" EAST, 8.00 FEET TO SOUTHWEST CORNER OF VACATED WEST WAVELAND AVENUE LYING ABOVE AN ELEVATION OF +31.00 CHICAGO CITY DATUM HERETOFORE VACATED BY ORDINANCE RECORDED OCTOBER 3, 2005 AS DOCUMENT

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NUMBER 0527618059, SAID POINT BEING ALSO THE POINT OF BEGINNING; THENCE NORTH 00° 04'54" EAST, ALONG THE WEST LINE OF THAT PART OF VACATED WEST WAVELAND AVENUE, AFORESAID, 11.76 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 89°55'06" EAST, ALONG THE NORTH LINE OF THAT PART OF VACATED WEST WAVELAND AVENUE, AFORESAID, 401.65 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 61°27'11" EAST, ALONG THE EAST LINE OF THAT PART OF VACATED WEST WAVELAND AVENUE, AFORESAID, 24.67 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89°55'06" WEST, ALONG THE SOUTH LINE OF THAT PART OF VACATED WEST WAVELAND AVENUE, AFORESAID, 423.34 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

CONTAINING 4,851 SQUARE FEET, MORE OR LESS.

PARCEL 3 - WEST WAVELAND AVENUE

THAT PART OF WEST WAVELAND AVENUE LYING NORTH OF THE NORTH LINE OF BLOCK T4 IN LAFLIN, SMITH AND DYER'S SUBDIVISION OF THE NORTHEAST QUARTER (EXCEPT 1.28 ACRES IN THE NORTHEAST CORNER THEREOF) OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED NOVEMBER 27, 1855 IN BOOK 98 PAGE 26 AS DOCUMENT NUMBER 64890, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +33.00 CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF A LINE DRAWN 32.43 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF WEST WAVELAND AVENUE AND THE NORTHWESTERLY EXTENSION OF THE NORTHEASTERLY LINE OF NORTH CLARK STREET, THENCE SOUTH 89°55'06" EAST ALONG SAID PARALLEL LINE 268.98 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°04'54" EAST 4.00 FEET; THENCE SOUTH 89°55'06" EAST 595.79 FEET; THENCE SOUTH 00°04'54" WEST 4.00 FEET TO SAID PARALLEL LINE BEING 32.43 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF WEST WAVELAND AVENUE; THENCE NORTH 89°55'06" WEST ALONG SAID PARALLEL LINE 595.79 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 2,383 SQUARE FEET, MORE OR LESS. j

PARCEL 4 - NORTH SHEFFIELD AVENUE

THAT PART OF NORTH SHEFFIELD AVENUE LYING EAST OF THE EAST LINE OF BLOCK 14 IN LAFLIN, SMITH AND DYER'S SUBDIVISION OF THE NORTHEAST QUARTER (EXCEPT 1.28 ACRES IN THE NORTHEAST CORNER THEREOF) OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED NOVEMBER 27, 1855 IN BOOK 98 PAGE 26 AS DOCUMENT NUMBER 64890, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 14; THENCE SOUTH 00°00'00" WEST, ALONG THE WEST LINE OF NORTH SHEFFIELD AVENUE, 364.16 FEET TO THE SOUTHWEST CORNER OF THAT PART OF VACATED NORTH SHEFFIELD AVENUE HERETOFORE VACATED BY ORDINANCE RECORDED OCTOBER 3, 2005 AS DOCUMENT NUMBER 0527618059, SAID POINT BEING ALSO THE POINT OF BEGINNING; THENCE SOUTH 90°00'00" EAST ALONG THE SOUTH LINE OF SAID PART OF NORTH SHEFFIELD AVENUE HERETOFORE VACATED, 18.60 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 00°00'00" EAST ALONG THE EAST LINE OF SAID PART OF NORTH SHEFFIELD AVENUE HERETOFORE VACATED, 332.45 FEET TO A BEND THEREIN; THENCE NORTH 17°04'49" WEST ALONG THE EAST LINE OF SAID PART OF NORTH SHEFFIELD AVENUE HERETOFORE VACATED, 19.20 FEET TO A BEND THEREIN; THENCE SOUTH 39° 05'45" EAST

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31.78 FEET TO A POINT ON A LINE DRAWN 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF NORTH SHEFFIELD AVENUE; THENCE SOUTH 00°00'00" WEST ALONG SAID PARALLEL

LINE 512.39 FEET TO A POINT 31.85 FEET NORTH OF THE EASTERLY EXTENSION OF THE NORTH LINE OF WEST ADDISON STREET; THENCE SOUTH 46°42'27" WEST 45.34 FEET TO A POINT ON THE WEST LINE OF NORTH SHEFFIELD AVENUE 0.74 FEET NORTH OF SAID EASTERLY EXTENSION; THENCE NORTH 00°00'00" EAST ALONG THE WEST LINE OF NORTH SHEFFIELD AVENUE 217.34 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 11,515 SQUARE FEET, MORE OR LESS.

PARCEL 5 - NORTH SHEFFIELD AVENUE

THAT PART OF NORTH SHEFFIELD AVENUE LYING EAST OF THE EAST LINE OF BLOCK 14 IN LAFLIN, SMITH AND DYER'S SUBDIVISION OF THE NORTHEAST QUARTER (EXCEPT 1.28 ACRES IN THE NORTHEAST CORNER THEREOF) OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED NOVEMBER 27, 1855 IN BOOK 98 PAGE 26 AS DOCUMENT NUMBER 64890, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +31.00 CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH EAST CORNER OF SAID BLOCK 14; THENCE SOUTH 00°00'00" WEST, ALONG THE WEST LINE OF NORTH SHEFFIELD AVENUE, 364.16 FEET; THENCE SOUTH 90°00'00" EAST, 8.00 FEET TO SOUTHWEST CORNER OF VACATED NORTH SHEFFIELD AVENUE LYING ABOVE AN ELEVATION OF +31.00 CHICAGO CITY DATUM HERETOFORE VACATED BY ORDINANCE RECORDED OCTOBER 3, 2005 AS DOCUMENT NUMBER 0527618059, SAID POINT BEING ALSO THE POINT OF BEGINNING; THENCE SOUTH 90°00'00" EAST ALONG THE SOUTH LINE OF SAID PART OF NORTH SHEFFIELD AVENUE HERETOFORE VACATED, 10.60 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 00°00'00" EAST ALONG THE EAST LINE OF SAID PART OF NORTH SHEFFIELD AVENUE HERETOFORE VACATED, 332.45 FEET TO A BEND THEREIN; THENCE NORTH 17°04'49" WEST ALONG THE EAST LINE OF SAID PART OF NORTH SHEFFIELD AVENUE HERETOFORE VACATED, 19.20 FEET TO A BEND THEREIN; THENCE NORTH 39°05'45" WEST ALONG THE EAST LINE OF SAID PART OF NORTH SHEFFIELD AVENUE HERETOFORE VACATED, 7.87 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00°00'00" WEST ALONG THE WEST LINE OF SAID PART OF NORTH SHEFFIELD AVENUE HERETOFORE VACATED, 356.91 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 3,682 SQUARE FEET, MORE OR LESS. PARCEL

6 - NORTH SHEFFIELD AVENUE

THAT PART OF NORTH SHEFFIELD AVENUE LYING EAST OF THE EAST LINE OF BLOCK 14 IN LAFLIN, SMITH AND DYER'S SUBDIVISION OF THE NORTHEAST QUARTER (EXCEPT 1.28 ACRES IN THE NORTHEAST CORNER THEREOF) OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED NOVEMBER 27, 1855 IN BOOK 98 PAGE 26 AS DOCUMENT NUMBER 64890, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +33.00 CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF A LINE DRAWN 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF NORTH SHEFFIELD AVENUE AND THE EASTERLY EXTENSION OF THE NORTH LINE A WEST ADDISON STREET; THENCE NORTH 00°00'00"

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EAST ALONG SAID PARALLEL LINE 114.38 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 90°00'00" EAST 2.00 FEET; THENCE NORTH 00°00'00" EAST 415.67 FEET; THENCE NORTH 90°00'00" WEST 2.00 FEET; THENCE SOUTH 00°00'00" WEST 415.67 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 831 SQUARE FEET, MORE OR LESS.

PARCEL 7 - CORNER NORTH SHEFFIELD AVENUE AND WEST WAVELAND AVENUE

THAT PART OF NORTH SHEFFIELD AVENUE LYING EAST OF THE EAST LINE OF BLOCK 14 AND THAT PART OF WEST WAVELAND AVENUE LYING NORTH OF THE NORTH LINE OF SAID BLOCK 14 IN LAFLIN, SMITH AND DYER'S SUBDIVISION OF THE NORTHEAST QUARTER (EXCEPT 1.28 ACRES IN THE NORTHEAST CORNER THEREOF) OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED NOVEMBER 27, 1855 IN BOOK 98 PAGE 26 AS DOCUMENT NUMBER 64890, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF A LINE DRAWN 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF NORTH SHEFFIELD AVENUE AND THE EASTERLY EXTENSION OF THE NORTH LINE OF WEST ADDISON STREET; THENCE NORTH 00°00'00" EAST ALONG SAID PARALLEL LINE 544.24 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°00'00" EAST CONTINUING ALONG SAID PARALLEL LINE 50.93 FEET; THENCE NORTHERLY AND WESTERLY 30.60 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 19.50 FEET CONCAVE SOUTHWESTERLY AND WHOSE CHORD BEARS NORTH 44° 57'33" WEST, A DISTANCE OF 27.56 FEET TO A POINT ON A LINE DRAWN 32.43 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF WEST WAVELAND AVENUE; THENCE NORTH 89°55'06" WEST ALONG THE LAST MENTIONED PARALLEL LINE, 37.80 FEET; THENCE SOUTH 39°05'45" EAST 90.82 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. CONTAINING 1,935 SQUARE FEET, MORE OR LESS

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