



Office of the City Clerk

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

Legislation Details (With Text)

File #: O2014-1468
Type: Ordinance
File created: 3/5/2014
Status: Passed
In control: City Council
Final action: 7/30/2014
Title: Vacation of public alley(s) in area bounded by N Lockwood Ave, N Long Ave and W Grand Ave
Sponsors: Mitts, Emma
Indexes: Vacation
Attachments: 1. O2014-1468.pdf

Date	Ver.	Action By	Action	Result
7/30/2014	1	City Council	Passed	Pass
7/23/2014	1	Committee on Transportation and Public Way	Recommended to Pass	
6/18/2014	1	Committee on Transportation and Public Way	Held in Committee	Pass
3/5/2014	1	City Council	Referred	

NOT FOR PROFIT 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 City wishes to support the charitable, educational and philanthropic activities of established Not for Profit Corporations and encourage the continued viability and growth of such activities; and

WHEREAS, many Not For Profit Corporations own property that adjoins streets and alleys that are no longer required for public use and might more productively be used in furtherance of such activities; and

WHEREAS, the City would benefit from the vacation of these streets and alleys by reducing City expenditures on maintenance, repair and replacement; by reducing fly-dumping, vandalism and other criminal activity; and by providing support for such charitable, educational and philanthropic activities; and

WHEREAS, the City can promote strong communities by facilitating services to the public, and increase the City's job base through the vacation of public street(s) and/or alley(s) for no compensation; and

WHEREAS, the properties at approximately 1937-1961 and 2001-2033 N. Long Avenue, 1950-1960 N. Lockwood Avenue, and 5315-5359 W. Grand Avenue are owned by Noble Network of Charter

Schools, an Illinois Not For Profit Corporation; and

WHEREAS, Noble Network of Charter Schools, an Illinois Not For Profit Corporation, proposes to use the portion of the public alley to be vacated herein as part of an overall school campus development; 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 parts of public street(s)/alley(s) described in the following ordinance; now therefore,

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

SECTION 1. THAT PART OF A NORTH - SOUTH 8 FOOT WIDE, THEN WIDENING TO 20 FOOT, PUBLIC ALLEY LYING WEST OF AND ADJACENT TO LOTS 29 TO 32, ALL INCLUSIVE, IN GAVIGANS SUBDIVISION, OF PART OF THE WEST HALF OF COUNTY

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CLERKS DIVISION, RECORDED OCTOBER 1, 1908 AS DOCUMENT NUMBER 4267867, SAID PORTION OF ALLEY IS LYING SOUTH OF THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 32 AND LYING EAST OF AND ADJOINING THAT PART OF LOT 9 WITH THE SOUTHERN LIMIT LYING NORTH OF AND ADJOINING THAT PART OF LOT 16 BOTH IN COUNTY CLERKS DIVISION OF THE EAST THREE QUARTERS OF SECTION 33, RECORDED OCTOBER 11, 1876 IN BOOK 11, PAGE 76 AS DOCUMENT NUMBER 106464, CONTAINING 1815 SQUARE FEET, MORE OR LESS, ALL IN TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, as shaded and legally described by the words "HEREBY VACATED" on the plat 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 Commissioner of Transportation is hereby authorized to accept and approve a redevelopment agreement or similar instrument restricting the use and improvement of the public way vacated in Section 1 of this ordinance to social service purposes which includes, but shall not be limited to: the construction of a building to house the school gym and cafeteria, the development of a student drop off zone, and for such other use and improvements that are accessory, as that term is defined in the Chicago Zoning Ordinance, to such social service purposes, such uses and improvements to be owned and operated by a non-profit corporation, subject to the approval of the Corporation Counsel as to form and legality. The restriction on use and improvement in the covenant, agreement or instrument shall be for a term of 40 years and upon breach of such restriction the public way herein vacated shall revert to the City and be subject to the terms and conditions of the dedication by which it has been heretofore held by the City.

SECTION 3. The vacation herein provided for is made upon the express condition that within 180 days after the passage of this ordinance, Noble Network of Charter Schools, an Illinois Not For Profit Corporation, 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 a redevelopment agreement complying with Section 2 of this ordinance, and approved by the Corporation Counsel, and the attached plat as approved by the Superintendent of Maps and Plats.

SECTION 4. This ordinance shall take effect and be in force from and after its passage. The vacation shall take effect and be in force from and after its recording.

Vacation Approved:

Rebekah Scheinfeld Commissioner of
Transportation

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Approved as to Form and Legality

Alderman, 37th Ward

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EXHIBIT "A" PLAT OF VACATION

THAT PART OF A NORTH-SOUTH 8 FOOT WIDE, THEN WIDENING TO 20 FOOT, PUBLIC ALLEY ON PART OF THE WEST HALF OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

BASIS OF BEARINGS

ASSUMED THE S. LINE OF LOT 9 TO BE: N89°35'16"W

PUBLIC ALLEY HEREBY VACATED EXISTING RIGHT-OF-WAY LINE EXISTING LOT LINE QUARTER SECTION LINE RECORD DATUM TRAFFIC FLOW DIRECTIONAL

LEGEND

GRAPHIC SCALE

60

(123.45)
1" = 60'

S73°24' 26"E 8.00' WESTERLY EXTENSION OF LOT 32

S. LINE OF NW QUARTER SEC 33-40-13
N. LINE OF SW QUARTER SEC 33-40-13

AREA

LOT 33 CURRENTLY BEING USED AS A RESIDENCE, ALL OTHER LOTS SHOWN HEREON ARE BEING USED FOR COMMERCIAL PURPOSES

1815 SQ. FT. +/-0.0417 ACRES+/-

PUBLIC ALLEY HEREBY VACATED

(316.47') TO THE E. LINE OF N. LONG AVE., A (66.0') ROW WITH A TRAFFIC FLOW OF NORTH/SOUTH
20.00' N89° 35' 16"W

NORTH LINE OF LOT 16 PIN: 13-33-300-008

CDOT# 33-37-13-3631

SHEET 1 OF 2

Engineers Scientists Surveyors

7325 Janes Avenue, Suite 100 Woodridge, IL 60517 630.724.9200 voice 630.724.0364 fax v3co.com <<http://v3co.com>>

PREPARED FOR: WHEELER KEARNS ARCHITECTS

343 S. DEARBORN STREET CHICAGO, IL. 60604 312-939-7787

PROJECT NO. 13088 GROUP NO. VP10.1 SCALE: 1"=60' DATE: 08/07/13

TjWG

EXHIBIT "A"

PLAT OF VACATION

LEGAL DESCRIPTION

THAT PART OF A NORTH - SOUTH 8 FOOT WIDE, THEN WIDENING TO 20 FOOT, PUBLIC ALLEY LYING WEST OF AND ADJACENT TO LOTS 29 TO 32, ALL INCLUSIVE, IN GAVIGANS SUBDIVISION, OF PART OF THE WEST HALF OF COUNTY CLERKS DIVISION, RECORDED OCTOBER 1, 1908 AS DOCUMENT NUMBER 4267867, SAID PORTION OF ALLEY IS LYING SOUTH OF THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 32 AND LYING EAST OF AND ADJOINING THAT PART OF LOT 9 WITH THE SOUTHERN LIMIT LYING NORTH OF AND ADJOINING THAT PART OF LOT 16 BOTH IN COUNTY CLERKS DIVISION OF THE EAST THREE QUARTERS OF SECTION 33, RECORDED OCTOBER 11, 1876 IN BOOK 11, PAGE 76 AS DOCUMENT NUMBER 106464, CONTAINING 1815 SQUARE FEET, MORE OR LESS, ALL IN TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GENERAL NOTES

1. DO NOT SCALE ANY DIMENSIONS FROM THIS PLAT.
2. ASSUMED THE SOUTH LINE OF LOT 9 TO BE N 89° 35' 16" W.
3. ALL DIMENSIONS SHOWN HEREON ARE RECORD. ANY ANGLES OR BEARINGS ARE CALCULATED.

4. FIELD WORK FOR THE COMPLETION OF THIS PLAT WAS PERFORMED ON 06/13/13.
5. NO CORNERS OR MONUMENTS WERE SET IN COORDINATION WITH THIS SURVEY.
6. SUBJECT PROPERTY IS ADJOINED BY LOTS IMPROVED WITH COMMERCIAL AND RESIDENTIAL BUILDINGS.
7. ALL PROPERTY DEPICTED HEREON IS ZONED MI-2

) SS

STATE OF INDIANA COUNTY OF LAKE

I, ANTHONY J. STRICKLAND, AN ILLINOIS PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE PLAT HEREON DRAWN WAS PREPARED AT AND UNDER MY DIRECTION. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 21 ST DAY OF FEBRUARY, A.D., 2014

THIS PROFESSIONAL SERVICE CONFORMS TO CURRENT ILLINOIS STANDARDS FOR A PLAT OF VACATION.

ANTHONY J. STRICK

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3437 MY LICENSE EXPIRES ON NOVEMBER 30, 2014.

V3 COMPANIES OF ILLINOIS, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902

SHEET 2 OF 2

THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2015. tstrickland@v3co.com
<<mailto:tstrickland@v3co.com>>

CDOT# 33-37-13-3631

Engineers Scientists Surveyors

7325 Janes Avenue, Suite 100 Woodridge, IL 60517 630.724.9200 voice 630.724.0364 fax v3co.com <<http://v3co.com>>

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PREPARED FOR: WHEELER KEARNS ARCHITECTS

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PROJECT NO. 13088 GROUP NO. VP10.1 SCALE: N/A DATE: 08/07/13