



Office of the City Clerk

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

Legislation Details (With Text)

File #: O2017-3890
Type: Ordinance **Status:** Passed
File created: 5/24/2017 **In control:** City Council
Final action: 9/6/2017
Title: Vacation of public alley(s) in area bounded by E 67th Pl, S Stony Island Ave, E 68th St and S Blackstone Ave
Sponsors: Hairston, Leslie A.
Indexes: Vacation
Attachments: 1. O2017-3890.pdf, 2. O2017-3890 (V1).pdf

Date	Ver.	Action By	Action	Result
9/6/2017	1	City Council	Passed	Pass
8/30/2017	1	Committee on Transportation and Public Way	Recommended to Pass	Pass
5/24/2017	1	City Council	Referred	

COMMERCIAL 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 1540-1544 E. 68^m Street, 1546-1556 E. 68th Street, and 6742-6758 S. Stony Island Avenue are owned by The Stony Group, LLC, an Illinois limited liability company ("Developer"); and

WHEREAS, the Developer proposes to use the portion of the alley to be vacated herein for creation of a landscaped courtyard and parking; 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 those portions of public alley, 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 NORTH SOUTH PUBLIC ALLEY LYING EAST OF AND ADJACENT TO LOT 21, LYING WEST OF AND ADJACENT TO LOTS 16 THROUGH 20, ALL IN BLOCK 2; LYING NORTH OF AND ADJACENT TO THE NORTH RIGHT-OF-WAY OF E. 68TH STREET; AND LYING SOUTH OF THE NORTH LINE OF LOTS 21 AND 22 IN BLOCK 2 EXTENDED EAST; ALL IN BASS AND EDMOND'S SUBDIVISION OF THE EAST 256 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 24, 1913, AS DOCUMENT 5327751, IN COOK COUNTY, ILLINOIS PARCEL CONTAINING 2,008 SQ FT. OR 0.046 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.

Page 1

SECTION 2. The City of Chicago hereby reserves for the benefit of Commonwealth Edison, Comcast 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 and alleys herein vacated, with the right of ingress and egress. The grade of the vacated public way shall not be altered in a manner so as to interfere with the operation and maintenance of Commonwealth Edison, and/or Comcast facilities. No construction, buildings, permanent structures or obstructions shall occur or be placed over the area herein vacated without express written release of easement by the involved utility(ies). Any future Developer-prompted relocation of facilities lying within the area being vacated will be accomplished by the involved utility, and be done at the expense of the beneficiary of the vacation, its successors or assigns.

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 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 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 4. 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 alley hereby vacated the sum
ThtrU rWsaOSf dollars (\$),
which sum in the judgment of this body will be equal to such benefits.

SECTION 5. 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 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 plat as approved by the Acting Superintendent of Maps and Plats.

SECTION 6. 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 recording of the approved plat.

Page 2

Vacation Approved:

Rebekah Scheinfeld Commissioner of
Transportation

Approved as to Form and Legality

Page 3

EXHIBIT "A"

PLAT OF VACATION

THAT PART OF THE NORTH SOUTH PUBLIC ALLEY LYING EAST OF AND ADJACENT TO LOT 21, LYING WEST OF AND ADJACENT TO LOTS 16 THROUGH 20, ALL IN BLOCK 2; LYING NORTH OF AND ADJACENT TO THE NORTH RIGHT-OF- WAY OF E. 68TH STREET; AND LYING SOUTH OF THE NORTH LINE OF LOTS 21 AND 22 IN BLOCK 2 EXTENDED EAST; ALL IN BASS AND EDMOND'S SUBDIVISION OF THE EAST 256 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 24, 1913, AS DOCUMENT 5327751, IN COOK COUNTY, ILLINOIS.

PARCEL CONTAINING 2,008 SQ FT. OR 0.046 ACRES MORE OR LESS.

GRAPHIC SCALE

,K. NAIL FOUND 36' S. & 3.03' W.

E. 67TH PL.

(66 FT. R.O.W.)

50.00-

1 Inch = MB.

BLOCK 2 IN BASS SUB. OF THE N. 1/2 OF THE N.E. 1/4 OF S.E. 1/4 (EXCEPT THE E. 256 FT. THEREOF) OF SEC. 23-38-14. REC. MAY 1, 1913. DOC. 5174996

LU > <

W Z

O

H

(U
-66.00-
(0

H
(0
(0

rt LU CM tC

ZONING

BLOCK 2 IN BASS SUB. OF THE N. 1/2 OF THE N.E. 1/4 OF S.E. 1/4 (EXCEPT THE E. 256 FT. THEREOF) OF SEC. 23-38-14. REC. MAY 1, 1913.
DOC. 5174996

IS*

(0

CM .

50.00-

Tt LU CM

379!35 REC,

o o
co
co

P.K. NAIL SET AT PROPERTY CORNER

-66.00-

UI

1

-80.00

r

t

BLOCK 1 PEARCE BENJAMIN'S SUB. OF THE N. 112 OF THE S. 1/2 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SEC. 23-38-14. REC. JAN. 12, 1876. DOC. 67088

' BLOCK 1 IN

BLOCK 1 IN HAMILTON'S RESUB. HAMILTON'S RESUB. | OF LOTS 1 TO 7 INCL. OF THE W. 141 FT. OF 1 IN BLOCK 1 OF LOT 1 IN
HAMILTON'S | PEARCE AND RESUB. REC. FEB. 7, , BENJAMIN' SUB. 1920. DOC. 6781965 ' REC. FEB. 16, 1915.

DOC. 5577506

E. 68TH ST.

ui
CL OS
<Z

to

r

REVISED: 5/15/17

SHEET 1 OF 3

SCALE: 1 INCH EQUALS 50 FEET. DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF. V

CDOT# 23-05-16-3768

EXHIBIT "A"

PLAT OF VACATION

SURVEYOR'S NOTES

1. BEARINGS ARE SHOWN FOR ANGULAR REFERENCE ONLY AND ARE NOT RELATED TO TRUE OR MAGNETIC NORTH.
2. ALL PARCEL DIMENSIONS AND ANGLES ARE MEASURED DISTANCES.
3. THE FIELD WORK WAS COMPLETED ON MARCH 16TH, 2016.
4. MONUMENTS FOUND OR SET IN COORDINATION WITH THIS SURVEY ARE SHOWN HEREON.
5. NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THE PLAT
6. PROPERTIES ADJACENT TO THE ALLEY PROPOSED TO BE VACATED DEPICTED HEREON ARE ZONED RM-5 AND B3-3.

LEGEND

174.51

MEASURED DISTANCES N89°00'31"E

HEREBY VACATED

RECORD DISTANCES REC. 128.75 CALCULATED DISTANCES CALC. 128.75

TRAFFIC FLOW

R.O.W. LINE

LOT LINE

BOUNDARY HEREBY VACATED

STATE OF ILLINOIS)

)
COUNTY OF COOK)

ANDREW SPIEWAK LAND SURVEYOR, INC., A PROFESSIONAL DESIGN FIRM, LAND SURVEYING CORPORATION, LICENSE NO. 184.006518 HEREBY CERTIFIES THAT A PLAT OF VACATION DESCRIBED ON SHEETS 1 OF 1 HAS BEEN PREPARED UNDER THE DIRECTION AND SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR FOR THE PURPOSE OF VACATING THE SAME AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. CHICAGO, ILLINOIS, DATED: MAY 26, 2015

« &/ANDRZEJ F.
= «; LICENSE #3171 \o =
z: Q-1 :j0 =

CHICAGO
5. ILLINOIS

BY:

ILLINOIS PROFESSIONAL LAND SURVEYOR
NO. 3178 MY LICENSE EXPIRES 11/30/2018.
PROFESSIONAL DESIGN FIRM, LAND
SURVEYING CORPORATION, LICENSE NO.
184.006518 EXPIRES 04/30/2018

SURVEY PREPARED FOR AND MAIL TO: LORI A. BERKO 773-834-7757 ORGANIZATION: THE STONY GROUP, LLC
ARTS BANK
6918 S. DORCHESTER CHICAGO^ V IL 60637 ^

CDOT# 23-05-16-3768

EXHIBIT "A" PLAT OF VACATION

P.I.N.:

20-23-405-022-

20-23-405-024-

20-23-405-025-

CITY-DEPT. OF FINANCE

COOK COUNTY

SURVEY PREPARED FOR AND MAIL TO: LORI A. BERKO 773-834-7757 ORGANIZATION: THE STONY GROUP, LLC
ARTS BANK
6918 S. DORCHESTER CHICAGO, IL<^ 60637

CDOT# 23-05-16-3768

C.P.O.T.

ANDREW SPIEWAK LAND SURVEYOR, INC. 5805 W. HIGGINS AVE., CHICAGO, IL 60630 PHONE: (773) 853-2672;
FAX: (773) 736-4616; 470 SHAGBARK CT., ROSELLE, IL 60172 PHONE: (630) 351-9489;
ANDREW@LANDSURVEYORS.PRO <mailto:ANDREW@LANDSURVEYORS.PRO> WWW.LANDSURVEYORS.PRO
<http://WWW.LANDSURVEYORS.PRO>

SHEET 3 OF 3

Chicago Department of Transportation city of chicago

Mr. Edward Siskel Corporation
Counsel Room 600 - City Hall
Chicago, IL 60602-1289

Attention: Ms. Lisa Misher
Chief Assistant Corporation Counsel

Re: Proposed Vacation for Stony Group Commercial
Vacation: 23-05-16-3768

Dear Mr. Siskel:

Pursuant to a request from Ms. Lori Berko, we are transmitting herewith for your review and approval as to

form and legality an original and three (3) copies of a proposed vacation of all of the southernmost 16' wide N-S alley in the block bounded by E. 67th Place, E. 68th Street, S. Blackstone Avenue and S. Stony Island Avenue. This property is located in the 5th Ward.

The Stony Group LLC is the owner of record to the properties adjoining the public alley to be vacated. The people to contact in connection with this proposed ordinance are Ms. Lori Berko at 312-927-9992, or Ms. Becca Waterloo at 773-834-2064/708-769-0676.

Section 2 of the ordinance reserves an easement for Commonwealth Edison, and Comcast. A deposit has been provided for in Section 3 for required curb and walk work. All other underground utility agencies are either not involved or have made suitable arrangements. Section 4 of the ordinance requires compensation for that part of the public alley to be vacated. Sections 5 & 6 are standard language regarding the ordinance.

Commissioner

Originated by: y >

THiann Hamilton Deputy
Commissioner

RS: LH: RD

cc: Alderman Hairston
Alderman Anthony Beale
Sandra Foreman/w Attach. Dwg.-s.f. & Ord. (3) file copies (2) Maps &
Plats

30 NORTH LAS ALL E STREET, SUITE 1100. CHICAGO, ILLINOIS 60602

ANTHONY A. BEALE

ALDI*HMAN, 9IH WaHO

34 East 1 1 2tn Place Chicago, Illinois 60628 Telephone (773) 785-1100 Fax- (773) 785-2790 F.-MAIL.. WARD09@CITYOFCHICAGO.OnG <mailto:WARD09@CITYOFCHICAGO.OnG>

CITY COUNCIL

City of Chicago

COUNCIL CHAMBER

City Hall-Second Floor 121 North LaSauje Street Chicago, Illinois 60602 Telephone 312-744-4096 FAX 312-744-8155

COMMITTEE MEMBERSHIPS

Transportation & Puw ic Way (Chairman)

Budget and Government Opehamons

Commit tees, Rulf-.s ani'3 Ethics

Education and Child Development

Finance

Punuc SaR_!Y

WORKFORCE DEVE1 OPMENT AND AUDIT

September 06, 2017

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 THE STONY GROUP, LLC - 02017-3890 A proposed vacation of all the southernmost 16' wide north-south alley in the block bounded by East 67th Place, East 68th Street, South Blackstone Avenue and South Stony Island Avenue. This ordinance was referred to Committee on May 24, 2017. >

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

(Ward 5)

Respectfully submitted,