



Office of the City Clerk

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

Legislation Details (With Text)

File #: O2021-3973
Type: Ordinance **Status:** Passed
File created: 9/14/2021 **In control:** City Council
Final action: 10/14/2021
Title: Dedication and vacation of public way(s) in area bounded by W Cermak Rd, S Troy St, W 23rd St and S Kedzie Ave
Sponsors: Cardenas, George A.
Indexes: Dedications, Dedications, Vacation, Vacations
Attachments: 1. O2021-3973.pdf

Date	Ver.	Action By	Action	Result
10/14/2021	1	City Council	Passed	Pass
10/13/2021	1	Committee on Transportation and Public Way	Recommended to Pass	
9/14/2021	1	City Council	Referred	

INTERGOVERNMENTAL VACATION & DEDICATION 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 2222-2258 S. Troy Street, 3134-3144 W. 23rd Street, 3148-3158 W. 23rd Street and 2223-2259 S. Kedzie Avenue, Chicago, Illinois, are owned by the Public Building Commission of Chicago, an Illinois municipal corporation ("Public Building Commission"); and

WHEREAS, the Public Building Commission proposes to assemble the aforementioned properties and the portions of the alley to be vacated pursuant to this ordinance, for the benefit of G. Delgado Kanoon Magnet Elementary Public School ("Kanoon Magnet School"); and

WHEREAS, Kanoon Magnet School already has constructed a student playlot and staff parking lot on the areas to be vacated; and

WHEREAS, Kanoon Magnet School already has built a new public alley on an adjacent lot belonging to the Public Building Commission to serve the block; and

WHEREAS the Public Building Commission now wishes to remedy and correct the ownership of the areas being vacated and dedicated; 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 and dedication of the public alleys described in this ordinance; now, therefore,

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

SECTION 1. Legal Descriptions

Dedication of: THE NORTH 16 FEET OF LOT 47 IN DR. WILLIAM PEPPER'S DOUGLAS PARK ADDITION TO CHICAGO IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN. RECORDED AS DOCUMENT* 1158007 DATED SEPTEMBER 18, 1889 IN COOK COUNTY, ILLINOIS, SAID ABOVE DESCRIBED PARCEL CONTAINING 2,016 SQUARE FEET OR 0.0463 ACRES MORE OR LESS, as shaded and legally described by the words "HEREBY

DEDICATED" 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 opened to traffic, inasmuch as the same is required for public use and the public interest will be subserved by such dedication.

Vacation of: THAT PART OF THE NORTH-SOUTH 16 FOOT WIDE PUBLIC ALLEY LYING EAST OF AND ADJOINING THE EAST LINE OF LOTS 33 AND 34; LYING WEST OF AND ADJOINING THE WEST LINE OF LOTS 77 AND 78; LYING NORTH OF AND ADJOINING THE NORTH RIGHT OF WAY OF W. 23RD STREET AND LYING SOUTH OF AND ADJOINING THE SOUTHERN TERMINUS OF THAT PART OF SAID NORTH-SOUTH 16 FOOT WIDE PUBLIC ALLEY PREVIOUSLY VACATED BY ORDINANCE PASSED JULY 7, 1978 AND RECORDED DECEMBER 13, 1978 AS DOCUMENT NUMBER 24761875; ALONG WITH THE ADJOINING WEST 50 FEET OF SAID LOTS 77 AND 78 AS OPENED ALLEY BY SAID ORDINANCE, ALL INCLUSIVE IN DR. WILLIAM PEPPER'S DOUGLAS PARK ADDITION IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED ON SEPTEMBER 18, 1889 AS DOCUMENT NUMBER 1158007, ALL IN COOK COUNTY, ILLINOIS, SAID ABOVE DESCRIBED PARCEL CONTAINING 3510 SQUARE FEET OR 0.081 ACRES, MORE OR LESS;

TOGETHER WITH THAT PART OF THE NORTH-SOUTH 16 FOOT WIDE PUBLIC ALLEY EAST OF AND ADJOINING THE EAST LINE OF LOTS 42 THROUGH 46 AND THAT PART OF LOT 47; LYING WEST OF AND ADJOINING THE WEST LINE OF THAT PART OF LOT 64 AND LOTS 65 THROUGH 69; LYING SOUTH OF AND ADJOINING THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 16 FEET OF LOT 47 TO THE INTERSECTION WITH THE WEST LINE OF LOT 64 AND LYING NORTH OF AND ADJOINING THE NORTHERN TERMINUS OF THAT PART OF SAID NORTH-SOUTH 16 FOOT WIDE PUBLIC ALLEY PREVIOUSLY VACATED BY ORDINANCE PASSED JULY 7, 1978 AND RECORDED DECEMBER 13, 1978 AS DOCUMENT NUMBER 24761875; ALONG WITH THE ADJOINING EAST 50 FEET OF SAID LOTS 42 AND 43 AS OPEN ALLEY BY SAID ORDINANCE, ALL INCLUSIVE IN DR. WILLIAM PEPPER'S DOUGLAS PARK ADDITION IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED ON SEPTEMBER 18, 1889 AS DOCUMENT NUMBER 1158007, ALL IN COOK COUNTY, ILLINOIS, SAID ABOVE DESCRIBED PARCEL CONTAINING 4644 SQUARE FEET OR 0.107 ACRES, MORE OR LESS, WITH THE TOTAL AREA IN SAID ABOVE PARCELS DESCRIBED

BEING 8154 SQUARE FEET OR 0.188 ACRES, MORE OR LESS, as shaded and legally described by the words "HEREBY VACATED" on the plat hereto attached as EXHIBIT B, 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.

SECTION 2. The area herein dedicated contains no public sewers or public water mains. The Public Building Commission acknowledges that any existing-private sewers, water mains, appurtenances and connections within the area to be dedicated shall be sealed, removed or relocated to private property at the Public Building Commission's expense, in accordance with the standard procedures of the Department of Water Management, or established as public through City Council action. In the event of abandonment of private facilities, the plans must be

reviewed, approved and permitted by the Department of Water Management prior to work. The Public Building Commission understands its responsibility to provide proper drainage, and lay new sewer main and associated structures, at its expense in the alley herein dedicated, in accordance with plans reviewed, approved and permitted by the Department of Water Management, Sewer Design Section, prior to work. Acceptance of new sewers is contingent upon submittal of as-built drawings, and physical and videotape inspection provided by the Public Building Commission to the Department of Water Management within 30 days of completion. All sewer work in both the public way and on private property requires a permit for a Licensed Drainlayer as secured through the Department of Buildings, Sewer Permit Section.

SECTION 3. The vacation and dedication herein provided for are made upon the express condition that within 180 days after the passage of this ordinance, and prior to recording, the Public Building Commission shall 1) deposit in the City Treasury of the City of Chicago a quoted sum sufficient to defray the costs of work to public paving, curb, and related appurtenances, 2) construct the directed improvements in accordance with the most current version of the Chicago Department of Transportation's Reputations for Opening, Repair and Construction in the Public Way and its appendices and as agreed to in the Duty to Build Agreement hereto attached as EXHIBIT C, and 3) submit for field inspection and approval of the construction to the CDOT Division of Infrastructure Management, Construction Compliance Unit, Room 905 City Hall.

SECTION 4. The vacation and dedication herein provided for are made upon the express condition that within one hundred eighty (180) days after the passage of this ordinance, the Public Building Commission, or its assign, shall file or cause to be filed for recordation with the Office of the Clerk of Cook County, Illinois, Recordings Division, a certified copy of this ordinance, together with the associated full-sized plats as approved by the Department of Transportation's Superintendent of Maps and Plats.

SECTION 5. This ordinance shall take effect and be in force from and after its passage and publication. The vacation and dedication shall take effect and be in force from and after the recording of this ordinance and the associated plats.

Dedication and Vacation Approved:

IOTI PARCEL UAE
.TCAFF1C MROIV I" HCCKD aSTAXCE (U) MFASLRFODISTAICC
UNI TO
srcrs 3">.!-le». .
SFN a*KIF"OY;LC
i'. >i*->» t if tr v. a ir.u
i; * WJSCKS7. IHF.
v w i «T ■
"STAT- OFI»CIS| ss
COUNTY.CF COOK,
OA I ED IHIS_

- PITFU IC Buil DINS COMMISSION. A MUNICIPAL CCRPORATICN ANJBCD" TO I IC CsHIIHcS "HAT 11 IS IHE TITLE OWNEH CF KLCOHIMH IMLIKi; 'LHIT UISCKbLU HL"i.ON. M<U THAI II IAS CAUSED THE SAME "O BE
SURVEYED FOR THE PURPOSE "UF DICATIVIG T-r SAID TROPERTY FOR AI IEY FURPOSFS AS SHOWN ON TH= PI A' HFRFOK r.RAWN.

DAY OI
~A.O. ■m>-

PJ3 K BUIOING COMMISSION

By: ■■

EJCECUTIV OWfcCIOK

arwryi'-;
STATE OF IL JNOIS| > SS
COUNTY OF COOK > <.<■
I A NOTARY IK A NO FOR THE COUNTY OI
cook". sTaTE 6T Illinois oo hereby certify that
execurvE itrector. and
SECRETARY OF THE PJ3ufC BUILKNO COMMISSION. PERSONALLY KNOWN TO Me TO BE THE SAME PERSONS WHOSE NAMES A3E SUBSCRIBED TO THE FOREGOING INSTRUMENT OF THE
EXECUIIVE DIRECTOR AND SECHETARY
RESPECTIVELY. APPEARED BEFORE
m? THIS BAY N PERSON W3 acknowledged that they
SIGNED AM) DELIVERED. SAO NSTRUMENT AS THEF OWN FREE AND VOLUNTARY ACI OF SAM) MUNICIPAL CORPORATION FOR THE USES AMD PURPOSES THEREIN SET FORTH.

GIVEN UNDFR MY HAND AND NOTARIAL SEAL THIS

0--%

} /PROFESSIONFWL;
LAND

STATE OF ILLINOIS), COUKTY OF COOK) .
L Mfinuet Pntmn, ao hwaby certffy flvrt I "nwe prepared tm PUt K««on anwri from sravtous plat* "nd fconia tot purpowi arf vac3"ig irw %am» at stewn cn ti« MI
Gtwvi Ltnaer my nand s-^d li Chicago, {ifex^t,
1 rib proleulonal ieivtee confomii lu INr cufrvnt Mrwto mtrrtTuni standard" *ar a boundary *unwrj.
Chicago, Hlnoi*.
-AuCuST vtn
/Prsfttato-Sal Ufid Stnreyor CeilHawNo 213S Excmitor (fcm. 11-30-2022
PROFESSIONAL DESIGN FIRM REGISTRATION NO.'TM-QOIM? EXIPRA TION OAT E: 1-30-2022 WEPAW.3 3Y;
TECMA ASSOCIATES. IMC. PKnm *fj&zteta -rwT"t7««.M»«*3fnf 991 VN. CUMBERLAND AVEN'i)E. SUITE T01U . CHRACO, ILUNOIS 60938

E\ Praxes ;Sur»>>)\ 03-527-02"KANOON CSV <ANOON PLAT OF VACATION » OPENING ■ 082421
■ If"" ■■■■:■> J ...
EXHIBIT -IV■-

PLAT OF VACATION

THAT PART IN 3R WILIAM PEPPER S OIKJLAS PARK ADOirRN TO CHICAGO BN THE WES' HALF OT THE NORTHWEST OLA3TER OF SFCTION 75. ""OWNSHIP 3? KOR'H,'RANGE 13 EAST OF THE
THIRD PRINCIPAL MERIDIAN. RECORDED AS DOCUMENT « 11MCOT SoCU»^NwSw»» k DATED SEPTEMBER 1\$ 18M IN COOK COUN^ ILIINCIS.
WES T MI FEE T OF SAID LO TS 77 AND 78 AS OPEKEO ALLEY BY SAID ORDINANCE. ALL INCLUSIVE IN OR. WILLIAM ', PEPPER'S DOUGLAS PARKAODTTION IN
THE WEST HALF OF IHE NORTHWEST QUARTER OF SECTION 25. TOWHSHIP 30 NORTH. RANGE 13. EAST OF THE THIRD PRINCIPLE MERIDIAN. ' ACCORDING
TO THE PLAT RECORDED ON SEPTEMBER 18. 1889 AS DOCUMENT NUMBER 11S8007. ALL IN COOK COUNTY, ILLINOIS. SAID ABOVE DESCRIBED PARCEL
CONTAINING 3610 SQUARE. I FEEI OR OJ3S1 ACRES MORE OR LESS:

W. CERMAK RD

COMI IERCI IL BU^OINC 4 PAI KING OT
LOT LOT LOT LOT
LOT LOT LOT LOT

56
57
58
59
60
53
54
55

LINL'O i:ciFUULIC ALLLYt-

i (66' ROW!

TOGETHER WITH THAT PART OF(1HE NORTH-SOUTH IB FOOT WIDE PUBLIC ALLEY EAST OF AND ADJOINING THE EAST IINF OF LOTS 42 THROUGH 48 AND
THAT PART OF LOT 47: LYNG WEST OF AND ADJOINING THE WEST UNE OF THAT PART Or LOT 84 AND LOTS 86 THROUGH 89; LYING SOUTH OF AND
ADJOINING THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE T. OKIH 1x FEEI OF LOT 47 TO THE INTERSECTION WITH THE WEST LINE OF LOT 84
ANO LYING NORTH OF AND ADJOINING THE NORTHERN TERMINUS OF THAT PART OF SAD NORTH-SOUTH 16 FOOT WBE PUBLIC ALLEY PREVIOUSLY
VACATED BY ORDINANCE PASSED JULY 7 1978 AND RECORDED CECEMBER I3. 1978 AS DOCUMENT NUMBER 24781875; ALONG WITH THE ADJOINING
EAST 50 FEET OF SAID LOTS 47 AND 43 AS OPLN ALLEY OY. SAID XDINANCt ALL INCLU5IVL IN r:f< Ali 11AM PPFPf f S DOUG AS PARK ADDITION IN 'HF'A
FST HAI ft:- II IF NI iRTI IWfst OiiARTFr jif SFCTK*. 25 TcWNS IP jSNjUIH 1ANOL li L»SIC4 IIML THIRD JRINCIPLt MLKIDIAN ACCORTING "O THF PI AT RFCCmr-r.
ON SFP1T-MBFr '9 188) AS OCCJ.'L'ENT NLM3ER n5i<)07 A. IN COO< CO..NTY ILLINOIS SAB ABGvfc t"=Cl<-8fd> PARCEL COHI»INIIG lii: SOU* <-t- FEE" OR " .
""~ ACRES fc0°E OR LESS ATTH THE TOTAL AREA K'EAI) ABOVE. PAiiCLLS CLSCMMU) WJKC ii'-t SOUAHL"i LLI

-1 -.* Vlc .■-: ■-■-■Lir*,

itj-...^i;LC'n; i^--:;scr4|;.

*s.<-;k>,ss,"qji ■' it-:- :-"?s.v-^;S') ~^'.t^^.A-.f: -.ip

:'J *^th.io-A./HKOOMt: iUikmb: s
'. : ORDERED 3Y:ILEKIS ASSOCIATES INC. : /.

:'«': DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF :;«■ ■ ■ *' v:-NO DIMENSIONS SF-OULD BE ASSUMEO BY SCALT * , MEASUREMENTS UPON PLAT I ' 8WICOMUPRCIAI SHOPPING DISTRICT) - RT-4
(RESIDENTIAL TWO. FLAT TOWN HOME 8 MUI TI «UHTC DISTRICT)
(NO MONUMENT'S WERE FOUNO IN CONJUNCTION WITH THE SURVEY
cno'esacres morfcr fss. ■'-

WS'. «-M/IIU-7f.
r-e-^uH.-uiio^k:
F-JVOWSIIOTO; fr>;o«!cao-o.
^HJ-OXSIO*:
>2S dU< J2ILO^« r
"j]=FECTED Pit AUU»Ek^
■»e-0MB<ici4»x)

«(. OK«<;LCTTJ>*) '6M-'0MHI:LCI « •Mf-'0M|jin<«
'<->»-'a><>»iCTu
«T-«Wa>|CTH
o^tum:!!?)

Irff LOT71

'6^5-OHii^LCI 731

LESBO

;PfffW«EDFCR : "S.h
J HEREBY VACATD : N\\1 TOBE OEDCATED :
: : dOlr-AICILUNT
+> TRAFRC ARROW
i4j mam dbtance " •
::■ 111):" «A5JR=DDISTA1CF":
O»CAC0S0AR00-- EDUCATION" AIVKUAUSONSUSTm... ' C>CAS0.180632 > '■

"mai TO
<SCOT
chicv»

ST. 6TE.2060

W

^fl
\\9o*in
, ^-N. LIN

\\ 213

4J2 3
3.8SE

^ Wfjii tv9A)uton*1 L«nd Sitfvvjrat (C4-UICSK NO. 2135

STATE OF ILLWOIS) s> COUKTY OF , COOK)
I MaruH Palma. do rartby c^rttytiat I hava pitpared :he Plat hereon drawn from p<^vfcius oUi% and 'oayns lor purpotaa til vifcatku] ttw uwiMr'a.i thowit 'r p^W hoc oc 1 drmw.

Grvtn ufldtr my hand Bt^d s«al Chicago. Waob

That pftMMIartal te>nrico conroww Tohs curronl Itfiufa niWniU^ri cUikTorrh for a boundaiy lurvey

' AUGUST 3Cth AA ?03 I

Ci4caga. HI

EjpJitVxidai>:11-3fr2022
PROFESSIONAL OESION =IRM REGISTRATION NO. 184401537 EXPIRATION DATE: 4^304022
HEfAg=j^
^OiiCAGO DEPARTMENT O? TRANSIORM
|c: ^t; ^25-1 2:21-39'
TECMA ASSOCIATES. INC..
AVt H. CUM8CRLANO A^ENUF.. SUITE 1013 CHICAOO. ILUNQIS 00458 PHONE" 77VTS3AM6 FAX" i7^ia^>71
Z.A ProKit ISLIWH30W27-02 KANOON 6SI KANOON PLAT OF VACATION 4 OPENING-082421

E.X. Hi BIT C

%fm Chicago »wmp p<jb|ic"
Schools

100P OFFICE
DEPARTMENT OF CAPITAL PLANNING t CONSTRUCTION
42 W Madison SI , i** Hooi • Chicago. Illinois 0060* Ieiephone: //J/5oJ-^tw-l-
ax://j/saj-^vsi

DUTY TO BUILD AGREEMENT FOR CREATION OF NEW STREET/ALLEY

In support of my current application with the Chicago Department of Transportation's Public Way unit, for a

