



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
[www.chicityclerk.com](http://www.chicityclerk.com)

## Legislation Text

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File #: O2021-3973, Version: 1

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### 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. 23<sup>rd</sup> Street, 3148-3158 W. 23<sup>rd</sup> 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:

Commissioner  
Department of Transportation

Approved as to Form and Legality

Arthur Dolinsky Senior Counsel

Introduced By:

Honorable George Cardenas Alderman, 12<sup>th</sup> Ward

## PLAT OF DEDICATION

THAT PARCEL OR WILLIAM PEPIN S W-3/4S PARK ADDITION (CHICAGOIN TULWIS HAL> OI- Ht NOKIHWIS- OUAKEH OF SECTION 25 T01AK5HP 30 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO DOCUMENT # 11M11 AFFECTED PIN NUMBERS; TATEO SEPTEMBER ( M9 IN COOK COUNTY I , INCIS . 1A-2E-1C4U)- 1-0ttt/O UOT47) r  
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W. CERMAK RD

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03-2 (COMMERCIAL SHOPPING DISTRICT)  
FORM (RESIDENTIAL TWO- FLAT TOWN HOME 4 UNIT DISTRICT) J  
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PJ3 K BUILDING COMMISSION

By: ■■

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STATE OF ILLINOIS > SS  
COUNTY OF COOK >

I A NOTARY PUBLIC FOR THE COUNTY OF

COOK COUNTY, STATE OF ILLINOIS do hereby certify that  
executive director, and  
SECRETARY OF THE PUBLIC BUILDINGS COMMISSION. PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT OF THE  
EXECUTIVE DIRECTOR AND SECRETARY  
RESPECTIVELY, APPEARED BEFORE  
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SIGNED AND DELIVERED. SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT OF SAID MUNICIPAL CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH.

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TECMA ASSOCIATES. IMC. PKnm \*f&zteta -rwTr7\*«M»«3fntf 991 VN. CUMBERLAND AVENUE. SUITE 201U . CHRACO, ILLINOIS 60938

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EXHIBIT -IV■-

## PLAT OF VACATION

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(RESIDENTIAL TWO. FLAT TOWN HOME 8 MUI TI -nUHTC DISTRICT) - RT-4



I further understand that all rights of way (both public and private) must be built to City specifications as detailed in the most current version CDOT's Regulation for Openings. Construction and Repair in the Public Way

Lastly, I understand that construction deposits will be required to assure that the work is done correctly. An inspection will be conducted by the City upon completion of work. The City of Chicago reserves the right to require demolition and reinstallation of any facilities that are judged to be sub par or that do not adhere to the City's standards.

Signature: [illegible]

Date: 4/30/2021

Printed name: Eben C. Smith Title: Director of Planning and Design. CPS

Department City of Chicago, in Trust for the use of Schools

OFFICIAL SEAL! NOTARY PUBLIC- STATE OF ILLINOIS

\*\*\*\*\* [illegible]

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Phone/Fax: 773-553-1000

Email: esmith78@cps.edu <mailto:78@cps.edu>