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Legislation Text

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HOWARD B. BROOKINS, JR. ALDERMAN, 21ST WARD

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COMMITTEE MEMBERSHIPS TRANSPORTATION AND PUBLIC WAY (CHAIRMAN)

AVIATION

BUDGET & GOVERNMENT OPERATIONS

CITY OF CHICAGO CITY COUNCIL

*

COUNCIL CHAMBER CITY HALL ROOM 305
121 NORTH LASALLE STREET CHICAGO, ILLINOIS 60602

PHONE: 312-744-4810 FAX: 312-744-7738

ECONOMIC, CAPITAL & TECHNOLOGY DEVELOPMENT

FINANCE

COMMITTEES AND RULES

WORKFORCE DEVELOPMENT & AUDIT

December 14, 2022

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 VACAT-IONS to CHA (LECLAIRE COURTS REDEVELOPMENT) -(SUBSTITUTE) - SO2022-2420 A proposed vacation of street remnants and the dedication of new street sections in the area bounded by West 43rd Street, West 44th Street, South Laporte Avenue and South Lamon Avenue, located in the 22nd Ward. This ordinance was referred to Committee on July 20, 2022.

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

(Ward 22)

Howard Brookins, Jr., Chairman

Respectfully submitted,

SUBSTITUTE

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 4300-4358 S. La Crosse Street, 4300-4358 S. Cicero Avenue, 4300-4358 S. Lamon Avenue, 4300-4358 S. Laporte Avenue, 4301-4359 S. La Crosse Street, 4301-4359 S. Lamon Avenue, and 4301-4359 S. Laporte Avenue (collectively, the "Subject Property") are owned by the Chicago Housing Authority, an Illinois municipal corporation ("Chicago Housing Authority"); and

WHEREAS, the Chicago Housing Authority proposes to reestablish the street grid for the purposes of supporting redevelopment on the adjacent parcels for mixed income residential, and mixed commercial uses; and

WHEREAS, the Chicago Housing Authority Board of Commissioners, in response to a request for proposals, awarded the redevelopment contract for the above-referenced properties to LeClaire Partners LLC ("Developer"), an Illinois limited liability company; and

WHEREAS, the Developer and the Chicago Housing Authority will enter into a long term lease necessary for the Developer to occupy the site, construct mixed income and mixed use commercial units, manage, collect rents and sell housing in the resulting development into the future; and

WHEREAS, the City Council of the City of Chicago, after due investigation and consideration, has determined that the nature and extent of public use and the public interest to be subserved is such as to warrant the vacation of the public way and the acceptance of new public way described below; now, therefore,

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

SECTION 1. Legal Descriptions

The DEDICATION of:

(PARCEL 1) THAT PART OF S. LAPORTE AVENUE 66 FOOT WIDE RIGHT OF WAY AS VACATED BY PLAT OF VACATION RECORDED APRIL 4, 1950 AS DOCUMENT NO. 14778841, LYING IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 13 EAST, OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 1 IN SAID FREDRICK H. BARTLETT'S CENTRAL CHICAGO SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 10, 1924 AS DOCUMENT NO. 8246322 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, SAID POINT ALSO BEING THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF S. CICERO AVENUE AND THE NORTH RIGHT OF WAY LINE OF W. 44TH STREET; THENCE SOUTH 88 DEGREES 36 MINUTES 55 SECONDS WEST, ON SAID NORTH RIGHT OF WAY LINE, 917.56 FEET TO THE EAST RIGHT OF WAY LINE OF S. LAPORTE AVENUE; THENCE NORTH 1 DEGREE 23 MINUTES 05 SECONDS WEST, ON SAID EAST RIGHT OF WAY LINE, 122.00 FEET TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY, CONTINUING ON SAID EAST RIGHT OF WAY LINE, 113.95 FEET ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 190.98 FEET, THE CHORD OF SAID CURVE BEARS NORTH 18 DEGREES 28 MINUTES 39 SECONDS WEST, 112.27 FEET; THENCE NORTHWESTERLY, CONTINUING ON SAID EAST RIGHT OF WAY LINE, 74.59 FEET ON A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 124.98 FEET, THE CHORD OF SAID CURVE BEARS NORTH 18 DEGREES 28 MINUTES 20 SECONDS WEST, 73.49 FEET; THENCE NORTH 1 DEGREE 23 MINUTES 20 SECONDS WEST, CONTINUING ON SAID EAST RIGHT OF WAY LINE, 75.70 FEET; THENCE NORTHEASTERLY, CONTINUING ON SAID EAST RIGHT OF WAY LINE, 49.50 FEET ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 42.99 FEET, THE CHORD OF SAID CURVE BEARS NORTH 31 DEGREES 35 MINUTES 41 SECONDS EAST, 46.81 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF W. 43RD STREET; THENCE NORTH 64 DEGREES 42 MINUTES 17 SECONDS EAST, ON SAID SOUTHWESTERLY RIGHT OF WAY LINE, 31.85 FEET; THENCE SOUTH 1 DEGREE 23 MINUTES 05 SECONDS EAST, 305.43 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 10,669 SQUARE FEET OR 0.245 ACRES, MORE OR LESS.

TOGETHER WITH (PARCEL 2) THAT PART OF LOTS 19 THROUGH 25 OF BLOCK 2 IN FREDERICK H. BARTLETT'S CENTRAL CHICAGO SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 10, 1924 AS DOCUMENT NO. 8246322 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, LYING IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 13 EAST, OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 1 IN SAID FREDRICK H. BARTLETT'S CENTRAL CHICAGO SUBDIVISION, SAID POINT ALSO BEING THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF S. CICERO AVENUE AND THE NORTH RIGHT OF WAY LINE OF W. 44TH STREET; THENCE SOUTH 88 DEGREES 36 MINUTES 55 SECONDS WEST, ON SAID NORTH RIGHT OF WAY LINE, 582.12 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 36 MINUTES 56 SECONDS WEST, CONTINUING ON SAID NORTH RIGHT OF WAY LINE, 2.23 FEET TO THE INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF S. LAMON AVENUE; THENCE NORTH 1 DEGREE 23 MINUTES 05 SECONDS WEST, ON SAID EAST RIGHT OF WAY LINE, 179.05 FEET; THENCE NORTHEASTERLY, CONTINUING ON SAID EAST RIGHT OF WAY LINE, 13.21 FEET ON A

CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 40.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 8 DEGREES 04 MINUTES 37 SECONDS EAST, 13.15 FEET; THENCE SOUTH 1 DEGREE 24 MINUTES 15 SECONDS EAST, 192.02 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 412 SQUARE FEET OR 0.009 ACRES, MORE OR LESS.

TOGETHER WITH (PARCEL 3) THAT PART OF LOTS 27 THROUGH 36 OF BLOCK 2 IN FREDERICK H. BARTLETT'S CENTRAL CHICAGO SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 10, 1924 AS DOCUMENT NO. 8246322, AND THAT PART OF S. LAMON AVENUE AS VACATED BY PLAT OF VACATION RECORDED APRIL 4, 1950 AS DOCUMENT NO. 14778841, LYING IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 13 EAST, OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 1 IN SAID FREDRICK H. BARTLETT'S CENTRAL CHICAGO SUBDIVISION, SAID POINT ALSO BEING THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF S. CICERO AVENUE AND THE NORTH RIGHT OF WAY LINE OF W. 44TH STREET; THENCE SOUTH 88 DEGREES 36 MINUTES 55 SECONDS WEST, ON SAID NORTH RIGHT OF WAY LINE, 648.12 FEET; THENCE NORTH 1 DEGREE 24 MINUTES 15 SECONDS WEST, 200.33 FEET TO THE POINT OF BEGINNING; THENCE NORTH 1 DEGREE 24 MINUTES 15 SECONDS WEST, 346.47 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF W. 43RD STREET; THENCE NORTH 64 DEGREES 42 MINUTES 17 SECONDS EAST, ON SAID SOUTHERLY RIGHT OF WAY LINE, 72.19 FEET; THENCE SOUTH 1 DEGREE 24 MINUTES 15 SECONDS EAST, 298.01 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF S. LAMON AVENUE; THENCE SOUTHWESTERLY ON SAID NORTHERLY RIGHT OF WAY LINE, 106.35 FEET ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 106.00 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 38 DEGREES 56 MINUTES 31 SECONDS WEST, 101.95 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 20,369 SQUARE FEET OR 0.468 ACRES, MORE OR LESS.

TOGETHER WITH (PARCEL 4) THAT PART OF W. 43RD STREET AS VACATED BY PLAT OF VACATION RECORDED APRIL 4, 1950 AS DOCUMENT NO. 14778841, LYING IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 13 EAST, OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 1 IN SAID FREDRICK H. BARTLETT'S CENTRAL CHICAGO SUBDIVISION, SAID POINT ALSO BEING THE

INTERSECTION OF THE WEST RIGHT OF WAY LINE OF S. CICERO AVENUE AND THE NORTH RIGHT OF WAY LINE OF W. 44TH STREET; THENCE NORTH 1 DEGREE 32 MINUTES 20 SECONDS WEST, ON SAID WEST RIGHT OF WAY LINE, 599.50 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF W. 43RD STREET, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID BLOCK 1; THENCE SOUTH 88 DEGREES 39 MINUTES 00 SECONDS WEST, ON SAID SOUTH RIGHT OF WAY LINE, 115.26 FEET; THENCE SOUTH 88 DEGREES 39 MINUTES 00 SECONDS WEST, ON THE WESTERLY EXTENSION OF SAID SOUTH RIGHT OF WAY LINE, 147.89 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID 43RD STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 39 MINUTES 00 SECONDS WEST, 263.98 FEET TO A POINT ON SAID SOUTHWESTERLY RIGHT OF WAY LINE OF W. 43RD STREET; THENCE NORTH 64 DEGREES 42 MINUTES 17 SECONDS EAST, ON SOUTHWESTERLY RIGHT OF WAY LINE, 53.88 FEET; THENCE NORTHEASTERLY, CONTINUING ON SAID SOUTHWESTERLY RIGHT OF WAY LINE, 166.04 FEET ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 334.78 FEET, THE CHORD OF SAID CURVE BEARS NORTH 78 DEGREES 54 MINUTES 49 SECONDS EAST, 164.35 FEET;

THENCE SOUTHEASTERLY, CONTINUING ON SAID SOUTHWESTERLY RIGHT OF WAY LINE, 78.30 FEET ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 57.82 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 48 DEGREES 04 MINUTES 57 SECONDS EAST, 72.45 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 9,398 SQUARE FEET OR 0.216 ACRES, MORE OR LESS.

TOGETHER WITH (PARCEL 5) THAT PART OF W. 43RD STREET AS VACATED BY PLAT OF VACATION RECORDED APRIL 4, 1950 AS DOCUMENT NO. 14778841, LYING IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 13 EAST, OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 1 IN SAID FREDRICK H. BARTLETT'S CENTRAL CHICAGO SUBDIVISION, SAID POINT ALSO BEING THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF S. CICERO AVENUE AND THE NORTH RIGHT OF WAY LINE OF W. 44TH STREET; THENCE NORTH 1 DEGREE 32 MINUTES 20 SECONDS WEST, ON SAID WESTERLY RIGHT OF WAY LINE, 665.50 FEET TO THE INTERSECTION OF SAID WEST RIGHT OF WAY LINE WITH THE INTERSECTION OF THE EASTERLY EXTENSION OF THE NORTH RIGHT OF WAY LINE OF W. 43RD STREET; THENCE SOUTH 88 DEGREES 39 MINUTES 00 SECONDS WEST, ON SAID NORTH RIGHT OF WAY LINE AND ITS EXTENSION, 115.04 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY, CONTINUING ON SAID NORTH RIGHT OF WAY LINE, 88.11 FEET ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 362.31 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 81 DEGREES 40 MINUTES SOUTH 59 SECONDS WEST, 87.89 FEET; THENCE SOUTH 74 DEGREES 42 MINUTES 58 SECONDS WEST, 10.37 FEET; THENCE NORTHWESTERLY, CONTINUING ON SAID NORTH RIGHT OF WAY LINE, 15.71 FEET ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 123.82 FEET, THE CHORD OF SAID CURVE BEARS NORTH 34 DEGREES 24 MINUTES 27 SECONDS WEST, 15.70 FEET; THENCE NORTH 88 DEGREES 39 MINUTES 00 SECONDS EAST, 105.87 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 482 SQUARE FEET OR 0.011 ACRES, MORE OR LESS, WITH THE TOTAL AREA OF ALL SAID PARCELS DESCRIBED BEING 41,330 SQUARE FEET OR 0.949 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 as public way, inasmuch as the same is required for public use and the public interest will be subserved by such dedications.

The VACATION of:

(PARCEL 1) THAT PART OF THE WEST 2.23 FEET, MORE OR LESS, OF S. LAMON AVENUE 66 FOOT WIDE RIGHT OF WAY AS OPENED UP BY PLAT OF DEDICATION RECORDED APRIL 17, 1950 AS DOCUMENT NO. 14778842, LYING IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 13 EAST, OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 1 IN SAID FREDRICK H. BARTLETT'S CENTRAL CHICAGO SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 10, 1924 AS DOCUMENT NO. 8246322 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, SAID POINT ALSO BEING THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF S. CICERO

AVENUE AND THE NORTH RIGHT OF WAY LINE OF W. 44TH STREET; THENCE SOUTH 88 DEGREES 36 MINUTES 55 SECONDS WEST, ON SAID NORTH RIGHT OF WAY LINE, 648.12 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 36 MINUTES 55 SECONDS WEST, CONTINUING ON SAID NORTH RIGHT OF WAY LINE, 2.23 FEET TO THE INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF S. LAMON AVENUE; THENCE NORTH 1 DEGREE 23 MINUTES 05 SECONDS WEST, ON SAID WEST RIGHT OF WAY LINE, 179.05 FEET; THENCE NORTHEASTERLY, CONTINUING ON SAID WEST RIGHT OF WAY LINE, 21.43 FEET ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 106.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 4 DEGREES 24 MINUTES 26 SECONDS EAST, 21.39 FEET; THENCE SOUTH 1 DEGREE 24 MINUTES 15 SECONDS EAST, 200.33 FEET TO THE POINT OF BEGINNING, SAID ABOVE PARCEL CONTAINING 424 SQUARE FEET OR 0.010 ACRES, MORE OR LESS.

TOGETHER WITH (PARCEL 2) THAT PART OF S. LAMON AVENUE AND 43RD STREET AS OPENED UP BY PLAT OF DEDICATION RECORDED APRIL 17, 1950 AS DOCUMENT NO. 14778842, LYING IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 13 EAST, OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 1 IN SAID FREDRICK H. BARTLETT'S CENTRAL CHICAGO SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 10, 1924 AS DOCUMENT NO. 8246322 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, SAID POINT ALSO BEING THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF S. CICERO AVENUE AND THE NORTH RIGHT OF WAY LINE OF W. 44TH STREET; THENCE SOUTH 88 DEGREES 36 MINUTES 55 SECONDS WEST, ON SAID NORTH RIGHT OF WAY LINE, 584.35 FEET TO THE INTERSECTION OF THE EAST RIGHT OF WAY OF S. LAMON AVENUE; THENCE NORTH 1 DEGREE 23 MINUTES 05 SECONDS WEST, ON SAID EAST RIGHT OF WAY LINE, 179.05 FEET; THENCE NORTHEASTERLY, CONTINUING ON SAID EAST RIGHT OF WAY LINE, 13.21 FEET ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF

40.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 8 DEGREES 04 MINUTES 37 SECONDS EAST, 13.15 FEET TO THE POINT OF BEGINNING; THENCE NORTH 1 DEGREE 24 MINUTES 15 SECONDS WEST, 86.03 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF S. LAMON AVENUE; THENCE NORTHEASTERLY, CONTINUING ON SAID NORTHERLY RIGHT OF WAY LINE, 17.21 FEET ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 106.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 72 DEGREES 20 MINUTES 06 SECONDS EAST, 17.19 FEET; THENCE NORTH 76 DEGREES 59 MINUTES 06 SECONDS EAST, CONTINUING ON SAID NORTHERLY RIGHT OF WAY LINE, 272.80 FEET; THENCE NORTHEASTERLY, CONTINUING ON SAID NORTHERLY RIGHT OF WAY LINE, 58.74 FEET ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 42.95 FEET, THE CHORD OF SAID CURVE BEARS NORTH 37 DEGREES 48 MINUTES 08 SECONDS EAST, 54.27 FEET TO THE WESTERLY RIGHT OF WAY LINE OF S. LAMON AVENUE; THENCE NORTH 1 DEGREE 22 MINUTES 51 SECONDS WEST, ON SAID WESTERLY RIGHT OF WAY LINE, 211.77 FEET; THENCE NORTHWESTERLY, CONTINUING ON SAID WESTERLY RIGHT OF WAY LINE, 7.98 FEET ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 57.82 FEET, THE CHORD OF SAID CURVE BEARS NORTH 5 DEGREES 20 MINUTES 05 SECONDS WEST, 7.97 FEET; THENCE NORTH 88 DEGREES 39 MINUTES 00 SECONDS EAST, 147.89 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF W. 43RD STREET; THENCE SOUTHWESTERLY, CONTINUING ON SAID SOUTHERLY RIGHT OF WAY LINE, 72.06 FEET ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 296.31 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 81 DEGREES 40 MINUTES 59 SECONDS WEST, 71.88 FEET; THENCE SOUTH 74 DEGREES 42 MINUTES 58 SECONDS WEST, CONTINUING ON SAID SOUTHERLY RIGHT OF WAY LINE, 10.29 FEET TO THE EASTERLY RIGHT OF WAY LINE OF S. LAMON AVENUE; THENCE SOUTH 1 DEGREE 22 MINUTES 51 SECONDS EAST, ON SAID EASTERLY RIGHT

OF WAY LINE, 208.49 FEET; THENCE SOUTHWESTERLY, CONTINUING ON SAID EASTERLY RIGHT OF WAY LINE, 149.02 FEET ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 108.95 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 37 DEGREES 48 MINUTES 08 SECONDS WEST, 137.67 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF S. LAMON AVENUE; THENCE SOUTH 76 DEGREES 59 MINUTES 06 SECONDS WEST, ON SAID SOUTHERLY RIGHT OF WAY LINE, 272.80 FEET; THENCE SOUTHWESTERLY, CONTINUING ON SAID SOUTHERLY RIGHT OF WAY LINE, 41.50 FEET ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 40.00 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 47 DEGREES 15 MINUTES 43 SECONDS WEST, 39.66 FEET TO THE POINT OF BEGINNING, SAID ABOVE PARCEL CONTAINING 41,378 SQUARE FEET OR 0.950 ACRES, MORE OR LESS.

TOGETHER WITH (PARCEL 3) THAT PART OF W. 43RD STREET AS OPENED UP BY PLAT OF DEDICATION RECORDED APRIL 17, 1950 AS DOCUMENT NO. 14778842, LYING IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 13 EAST, OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 1 IN SAID FREDRICK H. BARTLETT'S CENTRAL CHICAGO SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 10, 1924 AS DOCUMENT NO. 8246322 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, SAID POINT ALSO BEING THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF S. CICERO AVENUE AND THE NORTH RIGHT OF WAY LINE OF W. 44TH STREET; THENCE NORTH 1 DEGREE 32 MINUTES 20 SECONDS WEST, ON SAID WESTERLY RIGHT OF WAY LINE, 665.50 FEET

TO THE INTERSECTION OF SAID WEST RIGHT OF WAY LINE WITH THE INTERSECTION OF THE EASTERLY EXTENSION OF THE NORTH RIGHT OF WAY LINE OF W. 43RD STREET; THENCE SOUTH 88 DEGREES 39 MINUTES 00 SECONDS WEST, ON SAID NORTH RIGHT OF WAY LINE, ITS EASTERLY EXTENSION, AND ITS EXTENSION WESTERLY, 220.91 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 39 MINUTES 00 SECONDS WEST, 319.99 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF W. 43RD STREET; THENCE NORTH 64 DEGREES 42 MINUTES 17 SECONDS EAST, ON SAID NORTHERLY RIGHT OF WAY, 39.88 FEET; THENCE NORTHEASTERLY, CONTINUING ON SAID NORTHERLY RIGHT OF WAY LINE, 198.78 FEET ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 400.78 FEET, THE CHORD OF SAID CURVE BEARS NORTH 78 DEGREES 54 MINUTES 49 SECONDS EAST, 196.75 FEET; THENCE SOUTHEASTERLY, CONTINUING ON SAID NORTHERLY RIGHT OF WAY LINE, 105.54 FEET ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 123.82 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 62 DEGREES 27 MINUTES 36 SECONDS EAST, 102.37 FEET TO THE POINT OF BEGINNING, SAID ABOVE PARCEL CONTAINING 11,252 SQUARE FEET OR 0.258 ACRES, MORE OR LESS, WITH THE TOTAL AREA OF ALL SAID PARCELS DESCRIBED BEING 53,054 SQUARE FEET OR 1.218 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 closed as public way, inasmuch as the same is no longer required for public use and the public interest will be subserved by such vacations.

SECTION 2. Phasing and Funding

The Department of Water Management facilities and improvements that will be constructed within the to-be-dedicated areas described herein, and the facilities and improvements that will be constructed by the Developer within the to-be-vacated areas described herein, are to be identified in a final project schedule for the development of the Subject Property. Subject to City Council authorization pursuant to separate ordinance, the City, acting by and through its Department of Planning and Development, and the Developer

shall, within one (1) year following the passage of such ordinance, enter into an "Infrastructure Agreement" to memorialize each party's construction funding obligations and responsibilities for the development of the Subject Property, including any sewer and water infrastructure work required by the Department of Water Management letters attached hereto as Exhibits D and E, and the final project schedule.

SECTION 3. Developer Duty to Build

As attested to in Exhibit C attached hereto, the Developer acknowledges that the Developer is responsible for the construction of all public and private rights of way (streets, alleys, sidewalks etc.) in the Subject Property. Any work performed by the Developer shall be performed in compliance 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, and in accordance with the executed Duty to Build Agreement attached hereto and made a part of this ordinance as EXHIBIT C. Request for final field inspection and approval of the Developer's construction, shall be made to the CDOT Division of Infrastructure Management, Construction Compliance Unit, Room 905 of City Hall.

SECTION 4. Water Management Facilities in the Dedications

The Developer and the Chicago Housing Authority acknowledge the presence of certain Department of Water Management facilities as identified in Department of Water Management correspondence VD-108985 dated December 7, 2022, addressed to the Department of Transportation and hereto attached as EXHIBIT D, which letter is subject to such corrections and modifications as determined by the Commissioner of the Department of Water Management in her sole discretion, said facilities currently laying within the areas herein dedicated. These Department of Water Management facilities shall continue to be public property in the newly dedicated streets.

Any additional structures not specifically named as public in EXHIBIT D shall be deemed private property. Said private structures, appurtenances and connections within the area to be dedicated shall be sealed, removed or relocated to private property at the Developer's expense, in accordance with the procedures of the Department of Water Management, or established as public through City Council action. In the event of abandonment, the abandonment plans must be reviewed, approved and permitted by the Department of Water Management prior to work.

The Developer understands improvements are required in accordance with EXHIBIT D, and that it is its responsibility to provide the required public facilities in the streets herein dedicated, in accordance with plans reviewed, approved and permitted by the Department of Water Management, prior to work. The funding for providing such public facilities may be provided from multiple sources such as Tax Increment Financing, bonds, and other sources as may be approved by the City's Chief Financial Officer and/or the City's Budget Director. With respect to any improvements undertaken by the Developer, acceptance of new facilities as public is subject to the final project schedule and the Infrastructure Agreement, and contingent upon submittal of as-built drawings, and physical and videotape inspection provided by the Developer to the Department of Water Management within 30 days of completion. All work in both the public way and on private property requires permits as secured through the Department of Buildings.

SECTION 5. Water Management Facilities in the Vacations

The City of Chicago hereby reserves an easement over certain areas herein vacated as identified in

Department of Water Management correspondence VD-108983, dated December 7, 2022, addressed to the Department of Transportation, and attached as EXHIBIT E, which letter is subject to such corrections and modifications as determined by the Commissioner of the Department of Water Management in her sole discretion, with a minimum of forty (40) feet clearance from ground level, for existing Department of Water Management sewer and water main structures (collectively "Water Department Facilities"), and for the installation of additional public structures, which in the future may be located in the streets herein vacated, and for the use, maintenance, renewal, repair, replacement, reconstruction, and abandonment of such facilities. It is also provided that the City shall have 24-hour access to the area to be vacated, that no buildings, permanent structures, or trees (within 10 feet of the sewer structure) shall be erected upon or over said easement herein reserved, or other use made of said area, which in the sole discretion of the respective municipal officials having control of the aforesaid service facilities, would interfere with the use, maintenance, renewal, repair, replacement, reconstruction, and abandonment of said facilities, or the construction of additional public service facilities, without the provision of identified improvements detailed in EXHIBIT E, and the express written and recorded release of easement by the Department of Water Management.

It is further provided that the expenses related to any Developer or Chicago Housing Authority-initiated adjustments to Water Department Facilities within the area herein vacated and which exceed the costs detailed in EXHIBIT E shall be borne by the Developer, its successors or assigns, with proposed adjustments be submitted to the Department of Water Management for review and express written approval prior to construction. Any repair, renewal or replacement of private improvements, or private property damaged within the vacation area as a result of the City exercising its easement rights shall be repaired/replaced at the sole cost and expense of the Developer, its successors or assigns.

The Developer understands improvements are required in accordance with EXHIBIT E, and that it is its responsibility to provide the required public facilities at its expense in the streets herein dedicated in excess of the costs detailed in EXHIBIT E, in accordance with plans reviewed, approved and permitted by the Department of Water Management, prior to work. Acceptance of new facilities as public is contingent upon submittal of as-built drawings, and physical and videotape inspection provided by the Developer to the Department of Water Management within 30 days of completion. All work in both the public way and on private property requires permit as secured through the Department of Buildings.

SECTION 6. Indemnification

The vacation and dedication herein provided for are made under the express condition that the Developer, its successors and assigns, shall hold harmless, indemnify and defend the City of Chicago from all claims related to right of way actions herein advanced.

SECTION 7. County Clerk Recording

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 Chicago Housing Authority or its assign shall file or cause to be filed for recordation with the Office of the Cook County Clerk / 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 8. Effective Date

This ordinance shall take effect and be in force from and after its passage and approval. The vacation and dedication shall take effect and be in force from and after the recording of the published ordinance and approved plats.

Dedication Accepted / Vacation Approved :

Gia Biagi ~~ Commissioner ' Department of Transportation

Introduced By:

Honorable Michael Rodriquez Alderman, 22nd Ward

CDOT File Number: 04-22-21-3998

EXHIBIT "A"

SCALE 1" = 150'
300
225
75
150

BEARINGS AND COORDINATES ARE REFERENCE!) TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM. EAST ZONE, NORTH AMERICAN DATUM OF 1983 ^ (2011 ADJUSTMENT).
HEREBY DEDICATED
PARCEL 3 (SEE SHEET ij)
HEREBY DEDICATED
PARCEL S (SEE SHEET A)

PLAT OF DEDICATION

DEDICATION PARCEL AREA TABLE

PARCEL NAME	PARCEL AREA (MORE OR LESS)	
	SO. FT.	ACRES
parcel i	10669	! 0.245
PARCEL 2	112	I 0.002'
PARCEL 3	20359	I . 0.468
PARCEL a	9393	I C.216
PARCEL- 5	432	I u.UII
TOTAL DEDICATION AREA	41330	I 0.949

Ig|...^^:..v:^

"" HEREBY ^ DEDICATED

UJ
HEREBY OEDICATED:
i^j-PARCEL 1''^JISEE SHEET 2)

-•3

Jl

■ PENDING VACATION
HEREBY DEDICATED
-PARCEL 2
USEE SHEET 3(" *.) ; ;"

i r

nW. 44th STREET <&s RM>

I" T

PARCEL 3
!" ■ ■■ : * » . - (SEE SHEET 3)

CO

LEGEND

HEREBY DEDICATED

PENDING VACATION

■ EXISTING PUBLIC RIGHT OF WAY LINE PROPOSED RIGHT OF WAY LINE PLATTED LOT LINE^ /J

4P

CDOT #04-22-21-

SURVEY PREPARED FOR: CHICAGO HOUSING AUTHORITY

TO BE WAILEO TO: CAROI I). 3TURRI FFIF1 D Nool ond Lercy. LLC 20 S. Clark St. Ste. 2050 Chicago, Illnob 60603

123.45' MEASURED OR COMPUTED DIMENSION

(123.45') RECORD DATA

+ SE1 CROSS

O SET H INCH IRON ROD OR MAG NAIL

\, FLOW OF TRAFFIC

AMERICAN

SURVEYING ir ENGINEERING. P.C.JCN. LaSale Sireel, Sute VChksqj. ILECivM 312-277-2000/Fa»312-277-20U2 Hindis Professional Design Firm No. 1&4-C03192

SHEET 1 OF 7

EXHIBIT "A"

PLAT OF DEDICATION

WW StY AM) OH LDC

SBfX SCT.CfIOSS-^"

"X W 44fA STREET

#04-22-21-3998

SET CROSS" 3M' SXY / J.OC E1.Y

SURVEYOR'S NOTE: CORNERS OF PROPOSED DEMCATION
PARCELS NOT SET AS OF THE DATE OF THIS SURVEY.

AMERICAN

■ SURVEYING* L'NGINEIIRING, P.C. 30 K. LaSafe Sticcl S ute SUC / Ct-tagii. IL SOSI 312-277-2QG0/Fax312-277-2002 "" Illnob Professional Design Firm No. 1BM03192

EXHIBIT "A"

• NEWLY DEDICATED R.O.11. IS

za eyr or previously

VACATED ffp.* <fip://fp.*>. ALONG 4eH STREET. SATO R.O.W. ALSO IS NOT COINCIDENT OR PARALLEL WITH PREVIOUSLY VACATED RIGHT OF WAY.

71EKR'Tc" fcll T™TES

I
N
PLAT OF DEDICATION

SOUTHEAST CORNER
, «=g<S;V-((«ST

OF BLOCK I JN

' 3? V^{LOT 19}

5 FREDERICK H BARTLETT'S

ate ,
66.00' 166')

2.23--■■■■..5 88W5S" W
'■' * | .TI-

POINT OF BEGINNING ^{EL} CENTRAL CHICAGO

PARCEL 2

S-H. RIGHT OF MY LINE.*. <Mtt» ST.
S'88°36'5S" W" 58242'

S B8W55" W „

W. 44th STREET

f

CDOT #04-22-21-3998

SURVEY PREPARED FOR: CHICAGO HOUSING AUTHORITY

TO BE MAILED TO: CAROL D. STUBBLEFIELD Neal and Leroy. LLC 20 S. Clark St, Chicago, Illinois 60603

SHEET 3 OF 7

SURVEYOR'S NOTE

HE&§ 86/88
OF THIS SURVEY.

% AMERICAN

SURVEYING & ENGINEERING. P.C. 30 N. LaSalle Street, Suite 300 Chicago, IL 60602-1100 / Fax 312-277-2002 Illinois Professional Design Firm No. 16-003192

EXHIBIT "A"

PLAT OF DEDICATION

75
50

100
BEARINGS AND COORDINATES ARE REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT).

LEGEND

HEREBY DEDICATED

PENDING VACATION

EXISTING PUBLIC RIGHT
OF WAY LINE

PROPOSED RIGHT OF

WAY LINE - PLATTED LOT LINE

123.45'

(123.45') +

CHAINLINK FENCE

MEASURED, OR COMPUTED DIMENSION

RECORD DATA SET CROSS SET 1/2" IRON ROD OR 1/4" NAIL

FLOW OF TRAFFIC

MONUMENT WILL BE SET AT CORNER LOCATION PRIOR TO THE RECORDING OF THIS PLAT

SURVEY PREPARED FOR: CHICAGO HOUSING AUTHORITY

TO BE MAILED TO: CAROL D. STUBBLEFIELD Neal and Leroy. LLC 20 S. Clark St, Chicago, Illinois 60603

SHEET 4 OF 7

AMERICAN

SURVEYING & ENGINEERING. P.C. 10 N. LaSalle Street, Suite 100 Chicago, IL 60602-1100 / Fax 312-277-2002 Illinois Professional Design Firm No. 134-003192

EXHIBIT "A"

PLAT OF DEDICATION

(PARCEL 1) THAT PART OF S. LAPORTE AVENUE 66 FOOT WIDE RIGHT OF WAY AS VACATED BY PLAT OF VACATION RECORDED APRIL 4, 1950 AS DOCUMENT NO. 14778841, LYING IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 13 EAST, OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 1 IN SAID FREDRICK H. BARTLETT'S CENTRAL CHICAGO SUBDIVISION. ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 10, 1924 AS DOCUMENT NO. 8246322 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY. SAID POINT ALSO

BEING THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF S. CICERO AVENUE AND THE NORTH RIGHT OF WAY LINE OF W. 44TH STREET; THENCE SOUTH 88 DEGREES 36 MINUTES 55 SECONDS WEST, ON SAID NORTH RIGHT OF WAY LINE, 917.56 FEET TO THE EAST RIGHT OF WAY LINE OF S. LAPORTE AVENUE; THENCE NORTH 1 DEGREE 23 MINUTES 05 SECONDS WEST, ON SAID EAST RIGHT OF WAY LINE, 122.00 FEET TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY, CONTINUING ON SAID EAST RIGHT OF WAY LINE, 113.95 FEET ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 190.98 FEET, THE CHORD OF SAID CURVE BEARS NORTH 18 DEGREES 28 MINUTES 39 SECONDS WEST, 112.27 FEET; THENCE NORTHWESTERLY, CONTINUING ON SAID EAST RIGHT OF WAY LINE, 74.59 FEET ON A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 124.98 FEET, THE CHORD OF SAID CURVE BEARS NORTH 18 DEGREES 28 MINUTES 20 SECONDS WEST, 73.49 FEET; THENCE NORTH 1 DEGREE 23 MINUTES 20 SECONDS WEST, CONTINUING ON SAID EAST RIGHT OF WAY LINE, 75.70 FEET; THENCE NORTHEASTERLY, CONTINUING ON SAID EAST RIGHT OF WAY LINE, 49.50 FEET ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 42.99 FEET, THE CHORD OF SAID CURVE BEARS NORTH 31 DEGREES 35 MINUTES 41 SECONDS EAST, 46.81 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF N. 43RD STREET; THENCE NORTH 64 DEGREES 42 MINUTES 17 SECONDS EAST, ON SAID SOUTHWESTERLY RIGHT OF WAY LINE, 31.85 FEET; THENCE SOUTH 1 DEGREE 23 MINUTES 05 SECONDS EAST, 305.43 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 10.559 SQUARE FEET OR 0.245 ACRES. MORE OR LESS.

TOGETHER WITH (PARCEL 2) THAT PART OF LOTS 19 THROUGH 25 OF BLOCK 2 IN FREDERICK H. BARTLETT'S CENTRAL CHICAGO SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 10, 1924 AS DOCUMENT NO. 8246322 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, LYING IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 13 EAST, OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 1 IN SAID FREDRICK H. BARTLETT'S CENTRAL CHICAGO SUBDIVISION, SAID POINT ALSO BEING THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF S. CICERO AVENUE AND THE NORTH RIGHT OF WAY LINE OF W. 44TH STREET; THENCE SOUTH 88 DEGREES 36 MINUTES 55 SECONDS WEST, ON SAID NORTH RIGHT OF WAY LINE, 582.12 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 36 MINUTES 56 SECONDS WEST, CONTINUING ON SAID NORTH RIGHT OF WAY LINE, 2.23 FEET TO THE INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF S. LAMON AVENUE; THENCE NORTH 1 DEGREE 23 MINUTES 05 SECONDS WEST, ON SAID EAST RIGHT OF WAY LINE, 179.05 FEET; THENCE NORTHEASTERLY, CONTINUING ON SAID EAST RIGHT OF WAY LINE, 13.21 FEET ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 40.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 8 DEGREES 04 MINUTES 37 SECONDS EAST, 13.15 FEET; THENCE SOUTH 1 DEGREE 24 MINUTES 15 SECONDS EAST, 192.02 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 412 SQUARE FEET OR 0.009 ACRES. MORE OR LESS.

TOGETHER WITH (PARCEL 3) THAT PART OF LOTS 27 THROUGH 36 OF BLOCK 2 IN FREDERICK H. BARTLETT'S CENTRAL CHICAGO SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 10, 1924 AS DOCUMENT NO. 8246322, AND THAT PART OF S. LAMON AVENUE AS VACATED BY PLAT OF VACATION RECORDED APRIL 4, 1950 AS DOCUMENT NO. 14778841, LYING IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 13 EAST, OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 1 IN SAID FREDRICK H. BARTLETT'S CENTRAL CHICAGO SUBDIVISION, SAID POINT ALSO BEING THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF S. CICERO AVENUE AND THE NORTH RIGHT OF WAY LINE OF W. 44TH STREET; THENCE SOUTH 88 DEGREES 36 MINUTES 55 SECONDS WEST, ON SAID NORTH RIGHT OF WAY LINE, 648.12 FEET; THENCE NORTH 1 DEGREE 24 MINUTES 15 SECONDS WEST, 200.33 FEET TO THE POINT OF BEGINNING; THENCE NORTH 1 DEGREE 24 MINUTES 15 SECONDS WEST, 346.47 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF W. 43RD STREET; THENCE NORTH 64 DEGREES 42 MINUTES 17 SECONDS EAST, ON SAID SOUTHERLY RIGHT OF WAY LINE, 72.19 FEET; THENCE SOUTH 1 DEGREE 24 MINUTES 15 SECONDS EAST, 298.01 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF S. LAMON AVENUE; THENCE SOUTHWESTERLY ON SAID NORTHERLY RIGHT OF WAY LINE, 106.35 FEET ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 106.00 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 38 DEGREES 56 MINUTES 31 SECONDS WEST, 101.95 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 20,369 SQUARE FEET OR 0.468 ACRES, MORE OR LESS.

TOGETHER WITH (PARCEL 4) THAT PART OF W. 43RD STREET AS VACATED BY PLAT OF VACATION RECORDED APRIL 4, 1950 AS DOCUMENT NO. 14778841, LYING IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 13 EAST, OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 1 IN SAID FREDRICK H. BARTLETT'S CENTRAL CHICAGO SUBDIVISION, SAID POINT ALSO BEING THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF S. CICERO AVENUE AND THE NORTH RIGHT OF WAY LINE OF W. 44TH STREET; THENCE NORTH 1 DEGREE 32 MINUTES 20 SECONDS WEST, ON SAID WEST RIGHT OF WAY LINE, 599.50 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF W. 43RD STREET, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID BLOCK 1; THENCE SOUTH 88 DEGREES 39 MINUTES 00 SECONDS WEST, ON SAID SOUTH RIGHT OF WAY LINE, 115.26 FEET; THENCE SOUTH 88 DEGREES 39 MINUTES 00 SECONDS WEST, ON THE WESTERLY EXTENSION OF SAID SOUTH RIGHT OF WAY LINE, 147.89 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID 43RD STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 39 MINUTES 00 SECONDS WEST, 263.98 FEET TO A POINT ON SAID SOUTHWESTERLY RIGHT OF WAY LINE OF W. 43RD STREET; THENCE NORTH 64 DEGREES 42 MINUTES 17 SECONDS EAST, ON SOUTHWESTERLY RIGHT OF WAY LINE, 53.88 FEET; THENCE NORTHEASTERLY, CONTINUING ON SAID SOUTHWESTERLY RIGHT OF WAY LINE, 166.04 FEET ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 334.78 FEET, THE CHORD OF SAID CURVE BEARS NORTH 78 DEGREES 54 MINUTES 49 SECONDS EAST, 164.35 FEET; THENCE SOUTHEASTERLY, CONTINUING ON SAID SOUTHWESTERLY RIGHT OF WAY LINE, 78.30 FEET ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 57.82 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 48 DEGREES 04 MINUTES 57 SECONDS EAST, 72.45 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 9,398 SQUARE FEET OR 0.216 ACRES. MORE OR LESS.

SURVEY PREPARED FOR: CHICAGO HOUSING AUTHORITY

TO BE MAILED TO: CAROL D. STUBBLEFIELD Neal and Leroy, LLC 20 S. Clark St. Sta. 20E0 Chicago, Illinois 60603

SHEET 5 OF 7

A AMERICAN

30 N. LaSalle St. Suite 340 Chicago, IL 60602 312-277-2000/rax312-277-2fJC2 Illinois Professional OMI# 111111 No. M44MJM2

EXHIBIT "A"

PLAT OF DEDICATION

TOGETHER WITH (PARCEL 5) THAT PART OF W. 43RD STREET AS VACATED BY PLAT OF VACATION RECORDED APRIL 4, 1950 AS DOCUMENT NO. 14778841, LYING IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 13 EAST, OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 1 IN SAID FREDRICK H. BARTLETT'S CENTRAL CHICAGO SUBDIVISION, SAID POINT ALSO BEING THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF S. CICERO AVENUE AND THE NORTH RIGHT OF WAY LINE OF W. 44TH STREET; THENCE NORTH 1 DEGREE 32 MINUTES 20 SECONDS WEST, ON SAID WESTERLY RIGHT OF WAY LINE, 665.50 FEET TO THE INTERSECTION OF SAID WEST RIGHT OF WAY LINE WITH THE INTERSECTION OF THE EASTERLY EXTENSION OF THE NORTH RIGHT OF WAY LINE OF W. 43RD STREET; THENCE SOUTH 88 DEGREES 39 MINUTES 00 SECONDS WEST, ON SAID NORTH RIGHT OF WAY LINE AND ITS EXTENSION, 115.04 FEET TO THE POINT OF BEGINNING; THENCE

SOUTHWESTERLY, CONTINUING ON SAID NORTH RIGHT OF WAY LINE, 88.11 FEET ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 362.31 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 81 DEGREES 40 MINUTES SOUTH 59 SECONDS WEST, 87.89 FEET; THENCE SOUTH 74 DEGREES 42 MINUTES 58 SECONDS WEST, 10.37 FEET; THENCE NORTHWESTERLY, CONTINUING ON SAID NORTH RIGHT OF WAY LINE, 15.71 FEET ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 123.82 FEET, THE CHORD OF SAID CURVE BEARS NORTH 34 DEGREES 24 MINUTES 27 SECONDS WEST, 15.70 FEET; THENCE NORTH 88 DEGREES 39 MINUTES 00 SECONDS EAST, 105.87 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 482 SQUARE FEET OR 0.011 ACRES, MORE OR LESS, WITH THE TOTAL AREA OF ALL SAID PARCELS DESCRIBED BEING 41,330 SQUARE FEET OR 0.949 ACRES, MORE OR LESS.

SURVEY PREPARED FOR: CHICAGO HOUSING AUTHORITY

TO BE MAILED TO: CAROL D. STUBBLEFIELD Ngq and Leroy, LLC 20 S. Clark St., 2060 Chicago, Illinois 60603

SHEET 6 OF 7

20 N. USafC SL-oIL Sjr- JMO / ChltzjrC ILEOF.02 312-277.230C>/Fax 312-277-2002 Hlnob Professional Dfjijth Firm No. 1BW031S2

EXHIBIT "A"

PLAT OF DEDICATION

TABLE OF PINS

AFFECTED PINS

PARCEL 1 - 19-04-405-037: LAPORTE AVENUE AS VACATED BY OOC. NO. 14776641. RECORDED APRIL 4, 1950.

PARCEL 2 - 19-04-406-037: LOTS 19 - 25 OF BLOCK 2 IN FREDERICK H. BARTLETT'S CENTRAL CHICAGO SUBDIVISION

PARCEL 3 - 19-04-406-037: LOTS 27 - 36 OF BLOCK 1 IN FREDERICK H. BARTLETT'S CENTRAL CHICAGO SUBDIVISION AND LAMON AVENUE AS VACATED BY BY DOC. NO. M7TM4I. RECORDED APRIL 4, 1950.

PARCEL 4 - 19-04-406-037: 43RD STREET AS VACATED AS VACATED BY OOC. NO. 14776641, RECORDED APRIL 4, 1960.

PARCEL S - 19-04-202-025. 43RD STREET AS VACATED BY AS VACATED 8Y DOC. NO. 14778941, RECORDED APRIL 4, 1950.

COOK COUNTY

CHICAGO
TRANSPORTATION

DEPARTMENT

OF

amors certificate

STATE OF ILLINOIS

IS

COUNTY OF COOK)

CHICAGO HDUS1HC AUTHORITY, AN ILUNOIS UUHICIPAL CORPORATION. HEREEY

CERTIFIES THAT IT, IS THE OWNER OF RECORD TO THE PROPERTY DESCRIBED

AND DEPICTED ON THIS FLAT AS THE AREA TO DE DEDICATED, AND AS SUCH

OWNER HAS CAUSED SAID PROPERTY TO BE SIHVEYED FOR THE PURPOSE OF

DEDICATING IT AS PUBLIC RIGHT OF WAY, IH WITNESS THEREOF SAID CHICAGO

PARK DISTRICT. AH ILLINOIS ULMICIPAL CORPORATION. HAS SIGNED. OR CAUSED

TO BE SIGHED OH US BEHALF BY ITS DULY AUTHORIZED ACEHT, THIS

CERTIFICATE OH THIS THEDAY OF AD. SO

NOTARIAL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)

, A NOTARY PUBLIC IN AND FOR SAID COUNTY.
& HC STATE AFORESAID, M HEREBY CERTIFY THAT-

ARE PERSONALLY KNOWN TO UC TO BE AS
SUCH OVNERIS. APPEARED fil-ORE UE THIS DAT IN PERSON AND ACKNOWLEDGED THAT HE/THEY SICKED
AND DELIVERED THE PLAT OF HIS/THEIR AS THETH OWN FREE AND VOLUNTARY ACT FOR THE USES AND
PURPOSES THEREIN SET FORTH

GIVEN UNDER UY HAW AhO NOTARIAL SEAL

NOTARY P;BLIC_

SURVEYOR CERTIFICATE]

STATE Or imraisi Jss
COUNTY OF COOK J

THIS IS TO CERTIFY THAT I AM AII ILLINOIS PSCFESSIONAL :LINC SURVE'Of ANO THAT THIS SURVEY WAS MADE fF HE OR UNOEP. MY 01=1ED SUPERVISION; THAT ALLDIMir;SIO«U DETAILS AKE TO The BEST Or I1Y
KN01VL=DGE AND MUFF CORRECT AS SM0V/N HE1EO"; THAT ALIHONLMENIS FOUND Oil ISIADUSHED AS SHOWN HI-UdON - ARE SUPXIE TTTO EWJ&E TIE SURVEY TO 3E RETRACED.

FiaD WORK COMPLETED 1ANUARY 22, 2021.

THIS PROFESSIONAL SERVICE CONFORMS TO THE 0X1331 MINIMUM STANDARDS FOR A BOUNDARY SURVEY,

MADE FOR THE CHICAGO HOUSING AUTHORITY.

DATED DIIS. 8iIL DAY Of FEBBWCT 2022.

COVENT INE FIOISIU.IK.01S <http://U.IK.01S> PROFESSIONAL LAND SURVEYOR NUMBER 1153. LICENSE EXPIRATION DATE NOVEMBER 30,2022

CDOT #04-22-;

SURVEYOR'S NOTE

I. ZONING IS R5-1 (DWELLING UNIT, 2500 SQ.FT.)

NO. OATE REVISIONS

AMERICAN

SURVEYING & ENGINEERING, P.C. 30 N. LaSalle Street, Suite 1000, Chicago, IL 60602 312-277-2000; Fax 312-277-2002 Illinois Professional Design Firm No. 184-0-33192

9^V VACATION PARCEL AREA TABLE

PARCEL NAME	PARCEL AREA (MORE OR LESS)	
	SO. FT.	ACRES
PARCEL 1		0.010
PARCEL 2	41378	0.950
PARCEL 3	11252	0.258
TOTAL VACATION AREA	53982	1.218

CDOT #04-22-21-3998

AMERICAN

SURVEYING & ENGINEERING, P.C. 30 N. LaSalle Street, Suite 1000, Chicago, IL 60602 312-277-2000; Fax 312-277-2002 Illinois Professional Design Firm No. 184-0-33192

EXHIBIT "B"

PLAT OF VACATION

T N

A = H-35°02' (RT) L = 21.4' R = 106.00'
CB = N 47°42' E C =

HEARINGS AND COORDINATES ARE REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT).

.1

lot a i

LOT 16

Vii

£ &- <no|

13 f

S BS^S^55"

POWT OF BEGINNING PARCEL 1
1.07 !9 <'

I

POINT OF COMMENCEMENT
PARCEL I 1

SOUTHEAST CORNER OF BLOCK I IN FREDERICK H. BARTLETT'S CENTRAL CHICAGO
N. RIGHT OF WAY LINE ' x

». <4th ST.-^ , 458^1'. \

S .88'36'55" W^N 584.35' ->■-'
SET CROSS 3.00' S^LY 3.00' E^LY
S.88«3S^55" 648.12'

LEGEND

SURVETOH'S NOTE
CORNERS OF PROPOSED VACATION PARCELS NOT SET AS OF THE DATE OF THIS" SURVEY.

-XlrV. 44th STREET

SURVEY PREPARED FOR: CHICAGO HOUSING AUTHORITY

TO BE MAILED TO: CAROL D. STUBBLEFIELD Me.il <http://Me.il> ard Lfiroy. LLC 20 S. Clark St. Sto. 20SO Chicago, Hlnols 6C6CO

SHEET 2 OF 5

CDOT #04-22-21-3998

123.45'
(123.45') + o
HEREBY VACATED

TO BE DEDICATED

EXISTING PUBLIC RIGHT OF WAY LINE PROPOSED RIGHT OF WAY LINE PLATTED LOT LINE CHAINLINK FENCE
MEASURED OR COMPUTED DIMENSION RECORD DATA SET CROSS
SET H INCH IRON ROD OR MAG NAIL FLOW OF TRAFFIC

AMERICAN

EXHIBIT "B"

CHJUNLINK FENCE

POINT OF BEGINNING PARCEL 3

PLAT OF VACATION

LA CROSSE AVE

W. 43rd ST. TO BE DEDICATED

H E8°39'00" E 220.91'

i - i^{il}

15.04H^{il}:
N F.O.rV. LINE 15.04H^{il}: W. «rd ST. S 88r39'pq^t»

,-N...right or mr i/ae ir. «f/>

S 88«36'55"W 584.35'

(583.98')

SURVEY PREPARED FOR: CHICAGO HOUSING AUTHORITY

TO BE MAILED TO: CAROL D. STUBBLEFIELD Meal and Leroy, LLC 20 S. Clark St. Ste. 2050 Chicago, Illinois 50603 SHEET 3 OF 5

AMERICAN

SURVEYING & ENGINEERING, P.C.

19 N. LaSalle St. Suite 200, Chicago, IL 60602 • 312-277-2000/Fax 312-277-2X22 Illinois Professional Design Firm No. 194-003192
JTE m DOC >1,142

W. 44th STREET

1CD0T #04-22-21-3998

EXHIBIT "B"

PLAT OF VACATION

(PARCEL 1) THAT PART OF THE WEST 2.23 FEET. MORE OR LESS. OF S. LAMON AVENUE 66 FOOT WIDE RIGHT OF WAY AS OPENED UP BY PLAT OF DEDICATION RECORDED APRIL 17, 1950 AS DOCUMENT NO. 14778842. LYING IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4. TOWNSHIP 38 NORTH. RANGE 13 EAST. OF THE THIRD PRINCIPAL MERIDIAN. COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 1 IN SAID FREDRICK H. BARTLETT'S CENTRAL CHICAGO SUBDIVISION. ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 10, 1924 AS DOCUMENT NO. 8246322 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY. SAID POINT ALSO BEING THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF S. CICERO AVENUE AND THE NORTH RIGHT OF WAY LINE OF W. 44TH STREET) THENCE SOUTH 88 DEGREES 36 MINUTES 55 SECONDS WEST. ON SAID NORTH RIGHT OF WAY LINE, 648.12 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 36 MINUTES 55 SECONDS WEST. CONTINUING ON SAID NORTH RIGHT OF WAY LINE, 2.23 FEET TO THE INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF S. LAMON AVENUE; THENCE NORTH 1 DEGREE 23 MINUTES 05 SECONDS WEST, ON SAID WEST RIGHT OF WAY LINE, 179.05 FEET; THENCE NORTHEASTERLY. CONTINUING ON SAID WEST RIGHT OF WAY LINE, 21.43 FEET ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 106.00 FEET. THE CHORD OF SAID CURVE BEARS NORTH 4 DEGREES 24 MINUTES 26 SECONDS EAST, 21.39 FEET; THENCE SOUTH 1 DEGREE 24 MINUTES 15 SECONDS EAST, 200.33 FEET TO THE POINT OF BEGINNING. SAID ABOVE PARCEL CONTAINING 424 SQUARE FEET OR 0.010 ACRES. MORE OR LESS.

TOGETHER WITH (PARCEL2) THAT PART OF S. LAMON AVENUE AND 43RD STREET AS OPENED UP BY PLAT OF DEDICATION RECORDED APRIL 17, 1950 AS DOCUMENT NO. 14778842. LYING IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4. TOWNSHIP 38 NORTH. RANGE 13 EAST. OF THE THIRD PRINCIPAL MERIDIAN. COOK COUNTY, ILLINOIS. DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 1 IN SAID FREDRICK H. BARTLETT'S CENTRAL CHICAGO SUBDIVISION. ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 10, 1924 AS DOCUMENT NO. 8246322 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY. SAID POINT ALSO BEING THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF S. CICERO AVENUE AND THE NORTH RIGHT OF WAY LINE OF W. 44TH STREET; THENCE SOUTH 88 DEGREES 36 MINUTES 55 SECONDS WEST. ON SAID NORTH RIGHT OF WAY LINE, 584.35 FEET TO THE INTERSECTION OF THE EAST RIGHT OF WAY OF S. LAMON AVENUE; THENCE NORTH 1 DEGREE 23 MINUTES 05 SECONDS WEST, ON SAID EAST RIGHT OF WAY LINE, 179.05 FEET; THENCE NORTHEASTERLY. CONTINUING ON SAID EAST RIGHT OF WAY LINE, 13.21 FEET ON A CURVE CONCAVE TO THE SOUTHEAST. HAVING A RADIUS OF 40.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 8 DEGREES 04 MINUTES 37 SECONDS EAST, 13.15 FEET TO THE POINT OF BEGINNING; THENCE NORTH 1 DEGREE 24 MINUTES 15 SECONDS WEST, 86.03 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF S. LAMON AVENUE; THENCE NORTHEASTERLY. CONTINUING ON SAID NORTHERLY RIGHT OF WAY LINE, 17.21 FEET ON A CURVE CONCAVE TO THE SOUTHEAST. HAVING A RADIUS OF 106.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 72 DEGREES 20 MINUTES 06 SECONDS EAST, 17.19 FEET; THENCE NORTH 76 DEGREES 59 MINUTES 06 SECONDS EAST. CONTINUING ON SAID NORTHERLY RIGHT OF WAY LINE, 272.80 FEET; THENCE NORTHEASTERLY. CONTINUING ON SAID NORTHERLY RIGHT OF WAY LINE, 58.74 FEET ON A CURVE CONCAVE TO THE NORTHWEST.

having a radius of 42.95 feet, the chord of said curve bears north 37 degrees 4a minutes 0b seconds EAST. 54.27 FEET TO THE WESTERLY RIGHT OF WAY LINE OF S. LAMON AVENUE; THENCE NORTH 1 DEGREE 22 MINUTES 51 SECONDS WEST. ON SAID WESTERLY RIGHT OF WAY LINE, 211.77 FEET; THENCE NORTHWESTERLY. CONTINUING ON SAID WESTERLY RIGHT OF WAY LINE, 7.98 FEET ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 57.82 FEET, THE CHORD OF SAID CURVE BEARS NORTH 5 DEGREES 20 MINUTES 05 SECONDS WEST, 7.97 FEET; THENCE NORTH 88 DEGREES 39 MINUTES 00 SECONDS EAST, 147.89 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF W. 43RD STREET; THENCE SOUTHWESTERLY. CONTINUING ON SAID SOUTHERLY RIGHT OF WAY LINE, 72.06 FEET ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 296.31 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 81 DEGREES 40 MINUTES 59 SECONDS WEST, 11.88 FEET; THENCE SOUTH 74 DEGREES 42 MINUTES 58 SECONDS WEST. CONTINUING ON SAID SOUTHERLY RIGHT OF WAY LINE, 10.29 FEET TO THE EASTERLY RIGHT OF WAY LINE OF S. LAMON AVENUE; THENCE SOUTH 1 DEGREE 22 MINUTES 51 SECONDS EAST. ON SAID EASTERLY RIGHT OF WAY LINE, 208.49 FEET; THENCE SOUTHWESTERLY. CONTINUING ON SAID EASTERLY RIGHT OF WAY LINE, 149.02 FEET ON A CURVE CONCAVE TO THE NORTHWEST. HAVING A RADIUS OF 106.95 FEET. THE CHORD OF SAID CURVE BEARS SOUTH 37 DEGREES 48 MINUTES 08 SECONDS WEST, 137.67 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF S. LAMON AVENUE; THENCE SOUTH 76 DEGREES 59 MINUTES 06 SECONDS WEST. ON SAID SOUTHERLY RIGHT OF WAY LINE, 272.80 FEET; THENCE SOUTHWESTERLY. CONTINUING ON SAID SOUTHERLY RIGHT OF WAY LINE, 41.50 FEET ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 40.00 FEET. THE CHORD OF SAID CURVE BEARS SOUTH 47 DEGREES 15 MINUTES 43 SECONDS WEST, 39.66 FEET TO THE POINT OF BEGINNING, SAID ABOVE PARCEL CONTAINING 41,376 SQUARE FEET OR 0.950 ACRES. MORE OR LESS.

TOGETHER WITH (PARCEL3) THAT PART OF W. 43RD STREET AS OPENED UP BY PLAT OF DEDICATION RECORDED APRIL 17, 1950 AS DOCUMENT NO. 14778842. LYING IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 13 EAST. OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS. DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 1 IN SAID FREDRICK H. BARTLETT'S CENTRAL CHICAGO SUBDIVISION. ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 10, 1924 AS DOCUMENT NO. 8246322 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY. SAID POINT

ALSO BEING THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF S. CICERO AVENUE AND THE NORTH RIGHT OF WAY LINE OF W. 44TH STREET: THENCE NORTH 1 DEGREE 32 MINUTES 20 SECONDS WEST. ON SAID WESTERLY RIGHT OF WAY LINE. 665.50 FEET TO THE INTERSECTION OF SAID WEST RIGHT OF WAY LINE WITH THE INTERSECTION OF THE EASTERLY EXTENSION OF THE NORTH RIGHT OF WAY LINE OF W. 43RD STREET; THENCE SOUTH 88 DEGREES 39 MINUTES 00 SECONDS WEST, ON SAID NORTH RIGHT OF WAY LINE, ITS EASTERLY EXTENSION, AND ITS EXTENSION WESTERLY, 220.91 FEET TO THE POINT OF BEGINNING) THENCE SOUTH 88 DEGREES 39 MINUTES 00 SECONDS WEST. 319.99 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF W. 43RD STREET; THENCE NORTH 64 DEGREES 42 MINUTES 17 SECONDS EAST, ON SAID NORTHERLY RIGHT OF WAY, 39.8B FEET: THENCE NORTHEASTERLY, CONTINUING ON SAID NORTHERLY RIGHT OF WAY LINE, 19B.7B FEET ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 400.7a FEET. THE CHORD OF SAID CURVE BEARS NORTH 78 DEGREES 54 MINUTES 49 SECONDS EAST. 196.75 FEET) THENCE SOUTHEASTERLY, CONTINUING ON SAID NORTHERLY RIGHT OF WAY LINE, 105.54 FEET ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 123.82 FEET. THE CHORD OF SAID CURVE BEARS SOUTH 62 DEGREES 27 MINUTES 36 SECONDS EAST. 102.37 FEET TO THE POINT OF BEGINNING, SAID ABOVE PARCEL CONTAINING 11,252 SQUARE FEET OR 0.258 ACRES, MORE OR LESS, WITH THE TOTAL AREA OF ALL SAID PARCELS DESCRIBED BEING 53,054 SQUARE FEET OR 1.218 ACRES, MORE OR LESS.

SURVEY PREPARED FOR: CHICAGO HOUSING AUTHORITY

TO BE MAILED TO CAROL D. STUBBLEFIELD Neal and Lo'oy, LLC 20 S. Oar* SL Sto. 2050 Chicago, Illinois 60603

SHEET 4 OF 5

AMERICAN

SURVEYING & ENGINEERING, P.C. 30 N. L=5,3c ScccLS'f'oo' 3x0 / 011=10.0. IIS3E02 ' 312-277-23C0 / Fax 312-277-2002 Wrols Professional Design Firm No. 184403M2

EXHIBIT "B"

PLAT OF VACATION

TABLE OF PINS

AFFECTED PINS

parcel 1

no pin: south lamon avenue as opened up by ooc. no. 1477bb42, recorded april 17, 1950.

19-04-405-0371

LOTS 13-18 IN BLOCK 3 IN FREDERICK H. BARTLETT'S CENTRAL CHICAGO SUBDIVISION.

PARCEL 2

NO PIN: SOUTH LAMON AVENUE AND WEST 43RD STREET AS OPENED UP BY OOC. NO. 147TB842, RECORDED APRIL 17, 1950.

19-04-406-0371

LOTS 8-12 AND 24-28 IN BLOCK 2 IN FREDERICK H. BARTLETT'S CENTRAL CHICAGO SUBDIVISION

19-04-407-0401

LOTS 30-39 IN BLOCK 1 IN FREDERICK H. BARTLETT'S CENTRAL CHICAGO SUBDIVISION

PARCEL 3

NO PIN: WEST 43RD STREET AS OPENED UP BY DOC. NO. 14778842. RECORDED APRIL 17, 1950.

19-04-201-016;

LOTS 9 AND 10 IN BLOCK 80 IN FREDERICK H. BARTLETT'S 2ND ADDITION TO CENTRAL CHICAGO SUBDIVISION

19-04-202-0251

LOT 15 IN BLOCK 79 IN FREDERICK H. BARTLETT'S 2ND ADDITION TO CENTRAL CHICAGO SUBDIVISION

SURVEY CERTIFICATE

STATE OF ILLINOIS)

35-

2159 : Z

3'-

// ^ . ■ ■ Jcr-~

THIS IS TO CERTIFY THAT I AM AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION; THAT ALL DIMENSIONAL DETAILS ARE TO THE BEST OF MY KNOWLEDGE AND BELIEF CORRECT AS SHOWN HEREON; THAT ALL MONUMENTS FOUND OR ESTABLISHED AS SHOWN HEREON ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

FIELD WORK COMPLETED JANUARY 22, 2021.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

CHICAGO DEPARTMENT OF TRANSPORTATION

MADE FOR THE CHICAGO HOUSING AUTHORITY.
DATED THISJELU-DAY OF FEBRUARY , 2022.

SURVEYOR'S NOTE.

1. CORNERS OF PROPOSED VACATION
PARCELS NOT SET AS OF THE DATE OF THIS SURVEY.

2. ZONING IS RS-1 (DWELLING UNIT, 2S00 SQ.FT.)

COVENTINE FIOIS ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 2159. LICENSE
EXPIRATION DATE NOVEMBER 30, 2022

<%?<

NO. CfATEREVISIONS

#04-22-21-3

SURVEY PREPARED FOR: CHICAGO HOUSING AUTHORITY

TO BE MAILED TO: CAROL D. STUBBLEFIELD Neal and Leroy. LLC 20 S. Clarx St. Sla 2350 Chicago. Illinois 60003

SHEET 5 OF 5

AMERICAN

SURVEYING & ENGINEERING; P.L-M N. USalkl Strael SjlU SW/ Mnn». IL ME 312-277-2300 / Fax 312-277-20C2 Illinois PrctcAlkK-jl Oiiifyt Firm No. 184-003192

Instructions: This below document must be reproduced on the applicant's letterhead, initialed/executed by an authorized agent for the dedicating party, and notarized:

DUTY TO BUILD AGREEMENT FOR CREATION OF NEW PUBLIC STREET/ALLEY

In support of my current application with the Chicago Department of Transportation's Public Way Unit, for a dedication of my private property for new public way, I hereby state that I am the owner or authorized agent of the applicant company, and as such I have the authority to agree to the below express terms of the dedication.

PLEASE INITIAL AGREEMENT:

I am aware that I am responsible for the construction of all public and private rights of way (streets, alleys, etc) described on the Plat of Subdivision/Dedication associated with unique

04-22-21-3998

Printed name:

Organization: _ Address with Zip

Phone / Fax:

I further understand that all rights of way being dedicated must be built to standard City specifications as detailed in the most current version of CDOT's Regulation for Openings. Construction and Repair in the Public Way: with lighting in the public way designed and approved in accordance with the CDOT Electrical Design Standards both of which are shown at the CDOT Maps and Plats website.

Date:

Lastly, I understand that construction security deposits and other project-specific payments will be required to assure that infrastructure being dedicated to the City is done correctly. Inspections will be conducted by the City upon completion of all public 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.

4/3- 3~

Title:

LeClaire Partners, LLC

227 W. Monroe St., Ste. 3000, Chicago, IL 60606

(312) 795-8908

mcabrera@cabreracapital.com <mailto:mcabrera@cabreracapital.com>

Exhibit D

CITY OF CHICAGO*

DEPARTMENT OF WATER MANAGEMENT

December 7, 2022

City of Chicago Department of Transportation Division
of Infrastructure Management Office of Underground
Coordination 2 North LaSalle Street Chicago, Illinois
60602

Attn: Mr. Jai Kalayil

Deputy Commissioner

Re: Proposed Dedication Ordinance

For: LeClaire Courts Development

The area bounded by S. Lavergne Ave, W. 45th Street, S. Cicero Ave, and the Gulf, Mobile, and Ohio Railroad.

REVISED

**OUC File No. VD-108985 M&P Project No. 04-22-
21-3968 Water Atlas Page 404A Sewer Atlas Page
38-3-74**

Dear Mr. Kalayil:

This letter supersedes all prior Dedication Ordinance communications. I) The Department of Water Management - Water Section

The Department of Water Management (DWM) owns and maintains water main facilities within the limits of several of the parcels proposed for dedication. Water main facilities within the limits of the proposed dedication parcels are as follows:

Parcel Description of Water Main Facilities (all lengths are approximate)

- | | |
|----------|-------------------------------|
| 1 | 165 feet of 8-inch water main |
| 2 | No water facilities |
| 3 | 315 feet of 8-inch water main |
| 4 | No water facilities |
| 5 | No water facilities |

DWM currently has easements reserved over the parcels with water facilities. Since these parcels will now be public ROW, DWM has no objections to the proposed dedications.

To adequately serve the proposed development, extensive water main improvements are required. Those requirements are addressed in the letter regarding the vacations for the LeClaire Courts development, VD-108983, dated December 7, 2022.

rsHIO STREET, CHIUGO, ILLINOIS 606 11

OUC File No. VD-108985 REVISED December 7, 2022 Page 2 of3

The DWM retains its rights for all water mains and appurtenances that are not in the newly dedicated ROW. Those rights can be released once the existing water mains are abandoned and the new water mains are approved by the DWM and in service.

For questions regarding water facilities, please contact Andrew McFarland at andrew.mcfarland@cityofchicago.org <<mailto:andrew.mcfarland@cityofchicago.org>>.

The Department of Water Management - Sewer Section

Per Exhibit A - Plat of Dedication, there are a total five (5) parcels proposed for dedication and represented as Parcel 1, Parcel 2, Parcel 3, Parcel 4 and Parcel 5.

Parcel 2 and Parcel 5: Based on sewer records, there are no known sewer facilities within the limits of the area proposed for dedication. See general conditions for proposed dedication below.

Parcel 1, Parcel 3 and Parcel 4: Based on sewer records, the following public sewers are present in Parcel 1, Parcel 3 and Parcel 4 -

- i. Parcel 1: 15-inch sewer running north on vacated S LaPorte Ave within the proposed area to be dedicated
- ii. Parcel 3: 15-inch sewer running north on S Lamon Ave within the proposed area to be dedicated
- iii. Parcel 4: 36-inch sewer running east on vacated W 43rd St within the proposed area to be dedicated

Please see detailed conditions below for Parcel 1, Parcel 3 and Parcel 4:

Detailed conditions for Parcel 1, Parcel 3 and Parcel 4: The Sewer Section will approve the proposed dedication, provided the beneficiary must agree with the conditions below-

- a. Existing private sewers in the areas to be dedicated will be sealed and removed at the expense of the beneficiary, in accordance with the standard procedures of the Department of Water Management, Sewer Section.

- b. If and when the existing private main sewers and appurtenances are abandoned, the abandonment plans must meet the Department of Water Management, Sewer Design Section's requirements.
- c. Private structures are not allowed in the public right of way without an ordinance established by the City Council. Existing private structures must be relocated into private property, abandoned or established through a City Council ordinance.

General conditions for proposed dedication: The Sewer Section will approve the proposed dedication, provided the beneficiary must agree with the conditions below-

- a. It is the owner's/developer's responsibility to provide proper drainage in the areas to be dedicated. DWM-Sewer Section has reviewed the draft "Proposed Sewer Public Concept" plan dated 12/23/2021. Per the plan, 15-inch sewer in Parcel 1 and 36-inch sewer in Parcel 4 are proposed to remain, and the 15-inch sewer in Parcel 3 are proposed to be replaced with 18-inch sewer along with other sewers in public ROW. Existing sewers to remain in Parcel 1 and Parcel 3 must be televised before & after construction. Should preconstruction TV indicate conditional issues, sewers shall be replaced or rehabilitated as part of the project improvements. When the final plans are available, the owner's/developer's engineering staff must discuss those plans with Sewer Section Engineering Personnel. In the event when developer is unable to complete the sewer

OUC File No. VD-108985 REVISED December 7, 2022 Page 3 of 3

installations in the areas to be dedicated, a deposit is required from which the DWM-Sewer may complete the sewer work. The required deposit amount for the Sewer Section is \$3,198,966.37, subject to additional DWM revisions that may reduce or increase this amount. This estimate is based on current rates for labor, materials, equipment and overhead charges, but actual costs will be billed to developer upon DWM's completion of the work.

- b. Please be advised that any underground sewer work, including the public main sewers and sewer structures associated with the proposed dedications, must be submitted for review and installed at the expense of the beneficiary. The developer will be the owner and responsible for the maintenance of the public sewers and sewer structures within the dedicated ROWs until the ownership and maintenance is transferred from the developer to CDWM. The ownership and maintenance of said public sewers and sewer structures will be accepted by the Department of Water Management only after receiving, reviewing, and approving the construction as-built drawings and the videotaped inspection of the new sewer main.
- c. Permits are required to be obtained by a Licensed Drainlayer from the Department of Buildings - Sewer Permit Section for all underground sewer work, in both the public way and on private property. As-built plans of the public sewer and combined public main sewers indicating the street location of the main sewer(s) and appurtenances must be submitted to the Department of Water Management for record purposes within 30 days of completion.
- d. The Office of Budget and Management shall provide DWM with a deposit in the amount of \$3,198,966.37 or the revised amount as determined by DWM.
- e. The developer shall initiate the Existing Facility Protection (EFP) process through the Office of Underground Coordination (OUC). Only after the EFP process has been fully completed and approved by the OUC will the developer be able to pull any necessary permits to begin the work covered by this communication.

If there are any questions regarding the sewer facilities, contact Anupam Verma at Anupam.Verma@CityofChicago.org <<mailto:Anupam.Verma@CityofChicago.org>>.

Very tmly yours,

Andrea R.H. Cheng, Ph.D., P.E.
Commissioner

Exhibit E

DEPARTMENT OF WATER MANAGEMENT

December 7, 2022

City of Chicago Department of Transportation Division of
Infrastructure Management Office of Underground
Coordination 2 North LaSalle Street Chicago, Illinois 60602

Attn: Mr. Jai Kalayil

Deputy Commissioner

Re: Proposed Vacation Ordinance

For: LeClaire Courts Development

**The area bounded by S. Laverne Ave, W. 44th Street, S. Cicero Ave, and the Gulf, Mobile,
and Ohio Railroad.**

REVISED

**OUC File No. VD-108983 M&P Project No. 04-22-
21-3966 Water Atlas Page 404A Sewer Atlas Page
38-3-74**

Dear Mr. Kalayil:

This letter supersedes all prior Vacation Ordinance communication.

I) The Department of Water Management - Water Section

This letter only addresses the area north of W. 44th Street. The water mains addressed in this letter will provide water service to the Academy for Global Citizenship at 4942 W. 44th Street, the LeClaire Partners LLC development's proposed grocery store at W. 43rd Street and S. Lamon Avenue and their proposed medical office building at W. 44th Street and S. Cicero Avenue. Additional water mains will be required to serve additional phases of development. DWM will not provide funding for these improvements.

To adequately serve the increased domestic demands, new fire pumps and increased external fire demands, new water mains are required throughout the development. To serve the development described above, the following water mains are required:

Length (ft.)	Size (in.)	Location	From	To
2,600	12	W 44 th Street	S Cicero Avenue	S Laramie Avenue
650	12	W 43 rd Street	S Cicero Avenue	S Lamon Avenue
640	12	S Lamon Avenue	W 43 rd Street	W 44 th Street
380	8	W 43 rd Street	S Lamon Avenue	S LaPorte Avenue
480	8	S LaPorte Avenue	W 43 rd Street	W 44 th Street

IONO EAST OHIO ST FR: L* T. CHICAGO. II LIRJOIS GQG11

OUC File No. VD-108983 REVISED December 7, 2022 Page 2 of 4

The following existing water mains will be abandoned as part of this work:

Length (ft.)	Size (in.)	Location	From	To
670	12	W 43 rd Street	S Cicero Avenue	S Lamon Avenue
640	8	S LaCrosse Avenue	W 43 rd Street	W 44 th Street
640	8	S Lamon Avenue	W 43 rd Street	W 44 th Street
640	8	S LaPorte Avenue	W 43 rd Street	W 44 th Street

620	8	S Lavergne Avenue	W 43 rd Street	W 44 th Street
480	8	S Lawler Avenue	RR Tracks	W 44 th Street

For the vacation to be approved by the Water Section, these water main improvements must be made and following requirements complied with:

- a. The water mains described above must be installed and the existing mains abandoned. The estimated cost for this work is \$2,601,310.00. Please note that this estimate is based on current rates for labor (straight time), material, equipment, and overhead charges, but actual costs will be charged upon completion of the work.
- b. Typically, DWM requires a deposit in an amount equal to the cost of the proposed work. In this instance, however, through concurrence reached by, and at the behest of the Department of Planning and Development, the Office of the Chief Financial Officer, the Office of Budget and Management, and the Mayor's Office, the funds necessary for all of the DWM costs for the water infrastructure shall be provided to DWM by the City from multiple non-DWM sources such as Tax-Increment Financing, bonds, and other sources. DWM acknowledges receipt of TIF funding for this phase of the work, but additional phases may require additional sources of funding. DWM will not fund any improvements.
- c. The scope of the DWM's involvement in the water main installation and abandonment work will include but not limited to obtaining all applicable permits, tracing equipment, excavation/OSHA shoring, backfilling/compaction, traffic control, all pipe work, supplying all water main pipe, line valves, valve basins, fire hydrant, water main, valve operations, engineering design services, and water quality services, and as well as all existing sewer facility adjustments required for the proposed water facilities to meet all DWM and Illinois Environmental Protection Agency (IEPA) vertical separation requirements for water and sewer pipe crossings.
- d. The DWM will provide final restoration in W 44th Street from S Laramie Avenue to S Lavergne Avenue but LeClaire Partners, LLC will be responsible for final restoration in all other areas.
- e. All water services no longer in use must be permanently terminated as part of the proposed development by permit per DWM Standards.
- f. Because the existing water mains cannot be located within private property (the vacated streets), this work must be done before the vacations can be approved. Alternately, a temporary easement could be granted over the proposed vacation parcels that would be released once the mains located therein have been abandoned.
- g. The DWM also retains its rights for all water mains that lie within easement reservations, specifically the 8-inch water main in S LaCrosse Avenue between W 43rd

OUC File No. VD-108983 REVISED December 7, 2022 Page 3 of 4

Street and W 45th Street, the 12-inch water main in vacated W 43rd Street between S Lamon Avenue and S Lavergne Avenue, and the 8-inch water main in S Laporte Avenue from vacated W 43rd Street to dedicated W 43rd Street. These reservations can be released once these water mains are abandoned or replaced, as determined by the DWM.

For questions regarding water facilities, please contact Andrew McFarland at andrew.mcfarland@cityofchicago.org <<mailto:andrew.mcfarland@cityofchicago.org>>.

The Department of Water Management - Sewer Section

Per Exhibit B, there are a total of three (3) parcels proposed for vacation and represented as Parcel 1, Parcel 2 and Parcel 3.

Parcel 1: Based on sewer records, there are no City sewer facilities within the limits of the area proposed for vacation. Therefore, the Sewer section has no objection to the proposed vacation of Parcel 1.

Parcel 2: Based on sewer records, there is a 15-inch sewer running north on vacated S La Crosse Ave and within the area proposed for vacation, from W 44th St to W 43rd St. Based on sewer records, the 15-inch sewer is serving a portion of

public ROW of W 44th St at the upstream end. This 15-inch sewer must be retained and maintained until the new relocated sewers on W 44th St are built by the beneficiary of the vacated ROW and accepted by City as a part of sewer relocation work into W 44th St public ROW. Please see detailed conditions below.

Parcel 3: Based on sewer records, there is a 12-inch private sewer on vacated S La Crosse Ave running south within the area proposed for vacation. Therefore, the Sewer section has no objection to the proposed vacation of Parcel 3.

Detailed conditions for Parcel2: The Sewer Section will approve the proposed street vacation, provided the beneficiary must agree with the following conditions:

- i. There must be a reservation of the entire width and length of the vacated ROW for the existing retained sewer main.
 - ii. The Sewer Section requires a minimum of forty (40) feet of vertical clearance from ground level to provide access to construction machinery that would be necessary in the event of a break or if maintenance or relocation were required in the future.
 - iii. The City of Chicago Department of Water Management must have continuous 24 hour access without any obstructions like fences or bollards to the area where the reservation is required.
 - iv. All proposed plans for improvements must be submitted to and approved by the Department of Water Management - Sewer Section prior to construction.
 - v. The beneficiary of the vacated ROW where a reservation is required must be responsible for the repair, renewal or replacement of any physical improvements on the vacated area which may be damaged in connection with the maintenance and repair, or replacement of the sewer main. Examples of improvements include, but are not limited to the landscape island, the private drainage system, lighting, pavement and sidewalks.
- OUC File No. VD-108983 REVISED December 7, 2022 Page 4 of 4
- vi. The beneficiary of the vacated ROW where a reservation is required must be responsible for completely removing any obstacle for the maintenance and repair, or replacement of the sewer main.
 - vii. The beneficiary of the vacated ROW where a reservation is required must follow Landscape requirements per Department of Water Management Sewer requirements for Existing Facilities Protection.
 - viii. Any adjustments to the Sewer Section's facilities in the vacated ROW where a reservation is required must be paid by the beneficiary.
 - x. Reservations on Parcel 2, and easement for 18-inch to 21 -inch east-west sewer should be released after accepting relocated sewers built by the beneficiary and accepted by City as a part of sewer relocation work in public ROW. When final plans of Public ROW sewers are available, the owner's/developer's engineering staff must discuss those plans with Sewer Section Engineering Personnel. The plans must be submitted through the OUC-EFP review process.

If there are any questions regarding the sewer facilities, contact Anupam Verma at Anupam.Verma@CityofChicago.org <<mailto:Anupam.Verma@CityofChicago.org>>.

Very truly yours;

Andrea R.H. Cheng, Ph.D., P.E.
Commissioner