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Doc# 2312434854 Fee \$105.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/04/2023 03:09 PM PG: 1 OF 10

STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

I, ANDREA M. VALENCIA, City Clerk of the City of Chicago in the County of Cook and State of Illinois, DO HEREBY CERTIFY that the annexed and foregoing is a true and correct copy of that certain ordinance now on file in my office Vacation of Portions of S. Mackinaw Ave., S. Green Bay Ave., and Public Alleys between E. 117th St. and E. 116th St. Filed under Docket Number O2023-984.

I DO FURTHER CERTIFY that the said ordinance was passed by the City Council of the said City of Chicago on the fifteenth (15th) day of March, 2023.

I DO FURTHER CERTIFY that the vote on the question of the passage of the said ordinance by the said City Council was taken by yeas and nays and recorded in the Journal of the Proceedings of the said City Council, and that the result of said vote so taken was as follows, to wit:

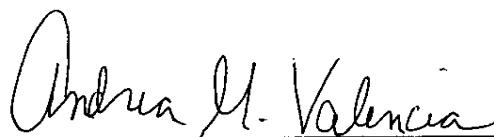
Yeas 48 Nays 0

I DO FURTHER CERTIFY that the said ordinance was delivered to the Mayor of the said City of Chicago after the passage thereof by the said City Council, without delay, by the City Clerk of the said City of Chicago, and that the said Mayor failed to return the said ordinance to the said City Council with her written objections thereto at the next regular meeting of the said City Council occurring not less than five (5) days after the passage of the said ordinance.

I DO FURTHER CERTIFY that the original, of which the foregoing is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of Chicago aforesaid, at the said City, in the County and State aforesaid, this nineteenth (19th) day of April, 2023.

[T.P.]


ANDREA M. VALENCIA, City Clerk

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3/15/2023

REPORTS OF COMMITTEES

61241

The following is said ordinance as passed:

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

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WHEREAS, The properties at 11634 -- 11658 South Mackinaw Avenue, 11635 -- 11659 South Mackinaw Avenue, 3338 -- 3348 East 117th Street, 3352 -- 3362 East 117th Street, 11634 -- 11658 South Green Bay Avenue, 11635 -- 11659 South Green Bay Avenue, 3400 -- 3410 East 117th Street, 3314 -- 3424 East 117th Street and 11634 -- 11658 South Avenue O are owned by DRC Management LLC, an Illinois limited liability company ("Developer"); and

WHEREAS, The Developer proposes to use the portions of the streets and alleys to be vacated herein for assembly and future development; and

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

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Vacation of that part of the north/south 66-foot-wide public right-of-way of South Mackinaw Avenue, lying east of and adjoining Lots 53 through 60; lying west of and adjoining Lots 45 through 52; lying south of and adjoining a line from the northwest corner of said Lot 52 to the northeast corner of said Lot 53 and lying north of and adjoining the north line of East 117th Street, being a 66-foot-wide public right-of-way, all inclusive, in Mea's Subdivision of part of the southeast quarter of the northeast quarter of Section 19, Township 37 North, Range 15, East of the Third Principal Meridian, according to the plat thereof recorded December 10, 1906, as Document Number 3965096, all in Cook County, Illinois, said above described parcel containing 17,684 square feet, or 0.406 acre, more or less, together with that part of the north/south 16-foot-wide public alley lying east of and adjoining Lots 45 through 52; lying west of and adjoining Lots 27 through 34; lying south of and adjoining a line from the northwest corner of said Lot 27 to the northeast corner of said Lot 52 and lying north of and adjoining the north line of East 117th Street, being a 66-foot-wide public right-of-way, all inclusive, in Mea's Subdivision of part of the southeast quarter of the northeast quarter of Section 19, Township 37 North, Range 15, East of the Third Principal Meridian, according to the plat thereof recorded December 10, 1906, as Document Number 3965096, all in Cook County, Illinois, said above described parcel containing 4,288 square feet, or 0.098 acre, more or less, together with that part of the north/south 66-foot-wide public right-of-way of South Green Bay Avenue, lying east of and adjoining Lots 27 through 34; lying west of and adjoining Lots 19 through 26; lying south of and adjoining a line from the northwest corner of said Lot 26 to the northeast corner of said Lot 27 and lying north of and adjoining the north line of East 117th Street, being a 66-foot-wide public right-of-way, all inclusive, in Mea's Subdivision of part of the southeast quarter of the northeast quarter of Section 19, Township 37 North, Range 15, East of the Third Principal Meridian, according to the plat thereof recorded December 10, 1906, as

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Document Number 3965096, all in Cook County, Illinois, said above described parcel containing 17,693 square feet, or 0.406 acre, more or less, together with that part of the north/south 16-foot-wide public alley lying east of and adjoining Lots 19 through 26; lying west of and adjoining Lots 1 through 8; lying south of and adjoining a line from the northwest corner of said Lot 1 to the northeast corner of said Lot 26 and lying north of and adjoining the north line of East 117th Street, being a 66-foot-wide public right-of-way, all inclusive, in Mea's Subdivision of part of the southeast quarter of the northeast quarter of Section 19, Township 37 North, Range 15, East of the Third Principal Meridian, according to the plat thereof recorded December 10, 1906, as Document Number 3965096, all in Cook County, Illinois, said above described parcel containing 4,290 square feet, or 0.098 acre, more or less, with the total area of all said above parcels described, being 43,955 square feet, or 1.009 acres, more or less, as shaded and legally described by the words "Hereby Vacated" on the plat hereto attached as Exhibit A, which plat for greater clarity, is hereby made a part of this ordinance, be and the same is hereby vacated and closed, inasmuch as the same is no longer required for public use and the public interest will be subserved by such vacation(s).

SECTION 2. The City of Chicago hereby reserves for the benefit of Commonwealth Edison, its successors and assigns, a nonexclusive utility easement to operate, maintain, construct, replace and renew overhead wires, poles, and associated equipment and underground conduit, cables, and associated equipment for the transmission and distribution of electrical energy, telephonic and associated services under, over, and along the streets and alleys herein vacated, with the right of ingress and egress. The grade of the vacated public ways shall not be altered in a manner so as to interfere with the operation and maintenance of Commonwealth Edison facilities. No construction, buildings, permanent structures, or obstructions shall occur or be placed over the area herein vacated without an express written release of easement by said utility. Any future Developer-prompted relocation of facilities lying within the areas being vacated will be accomplished by the said utility and be completed at the sole expense of the Developer, its successors or assigns.

SECTION 3. The City of Chicago hereby reserves for the benefit of The Peoples Gas Light and Coke Company ("Peoples Gas") an easement over South Green Bay Avenue to operate, maintain, repair, renew and replace an existing four-inch (4") gas main and to construct new facilities in South Green Bay Avenue, with the right of ingress and egress at all times for any and all such purposes. It is further provided that no buildings or other structures shall be erected upon or over said easement, or other use made of the area which would interfere with the construction, operation, maintenance, repair, removal, or replacement of said facilities, or the construction of additional facilities. No construction, buildings, permanent structures, or obstructions shall occur or be placed over the reservation area without an express written release of easement by said utility. Any future Developer-prompted relocations of Peoples Gas facilities lying within the reservation area will be accomplished by Peoples Gas, and completed at the sole expense of the

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Developer, its successors or assigns. Save for the above reservation, Peoples Gas shall abandon in place all and any part of the existing gas mains, service piping, associated equipment and appurtenances, and all or any portion of its equipment as may be located over, through, under, along and across the areas of vacation set forth in this ordinance. It is further provided that all costs and expenses associated with the removal of any abandoned facilities shall be borne exclusively by the Developer, its successors or assigns.

SECTION 4. The City of Chicago hereby reserves the entire width and length of South Green Bay Avenue as herein vacated, an easement for an existing twenty-four-inch (24") Department of Water Management main and appurtenances thereto, and for the installation of any additional water mains and appurtenances which in the future may be located in said street for the maintenance, renewal, and reconstruction of such facilities, with the right of ingress and egress at all times upon reasonable notice. It is further provided that the City shall have 24-hour access and that no buildings or other structures shall be erected upon or above the said right-of-way herein reserved, or other use made of said area, which in the judgment of the municipal officials having control of the aforesaid service facilities would interfere with the use, maintenance, renewal, or reconstruction of said facilities, or the construction of additional municipally-owned service facilities. It is further provided that all costs and expenses associated with any Developer prompted adjustments to Department of Water Management facilities in the area to be vacated, and the repair, renewal or replacement of any private materials, or private property damaged in the area to be vacated as a result of the City exercising its easement rights shall be borne exclusively by the Developer, its successors or assigns. The Developer acknowledge that the existing twelve-inch (12") water main located in South Green Bay Avenue shall be abandoned. The abandoned water main will become the private property and maintenance responsibility of the Developer and its successors and assigns. Abandonment and reconfiguration work involving City water facilities will be accomplished by the Department of Water Management at the Developer's expense. Abandonment/reconfiguration expenses shall be paid to the Department of Water Management prior to the recording of this vacation ordinance. All future improvements within the vacated South Green Bay Avenue must be reviewed, approved and permitted in advance by the Department of Water Management Engineering Section prior to work.

SECTION 5. The Developer acknowledges that the existing twelve-inch (12") sewer main and associated appurtenances located in South Green Bay Avenue shall become the private property and maintenance responsibility of the Developer and its successors. The Developer must assume all liability for these facilities and be responsible for all maintenance and repairs for reuse. In the event that the Developer wishes to abandon or remove these facilities, plans must be reviewed, approved and permitted by the Department of Building Sewer Permit Section prior to the commencement of any work.

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SECTION 6. The vacations herein provided for are made upon the express condition that within 180 days after the passage of this ordinance, the Developer shall pay or cause to be paid to the City of Chicago as compensation for the benefits which will accrue to the owner of the property abutting said part of public streets and alleys hereby vacated the sum of One Hundred Ten Thousand and no/100 Dollars (\$110,000.00), which sum in the judgment of this body will be equal to such benefits.

SECTION 7. The vacations herein provided for are made under the express condition that the Developer, and its successors and assigns, shall hold harmless, indemnify and defend the City of Chicago from all claims related to said vacations.

SECTION 8. The vacations herein provided for are made upon the express condition that within one hundred eighty (180) days after the passage of this ordinance, the Developer shall file or cause to be filed for recordation with the Office of the Cook County Clerk/Recordings Division, a certified copy of this ordinance, together with the associated full-sized plats as approved by the Superintendent of Maps and Plats.

SECTION 9. This ordinance shall take effect and be in force from and after its passage and publication. The vacations shall take effect and be in force from and after recording of the published ordinance and approved plat.

(Signed) Gia Biagi
Commissioner,
Department of Transportation

Introduced By:

(Signed) Susan Sadlovski Garza
Alderman, 10th Ward

CDOT File Number:

19-10-22-4027

[Exhibit "A" referred to in this ordinance printed on pages 61246 through 61249 of this *Journal*.]

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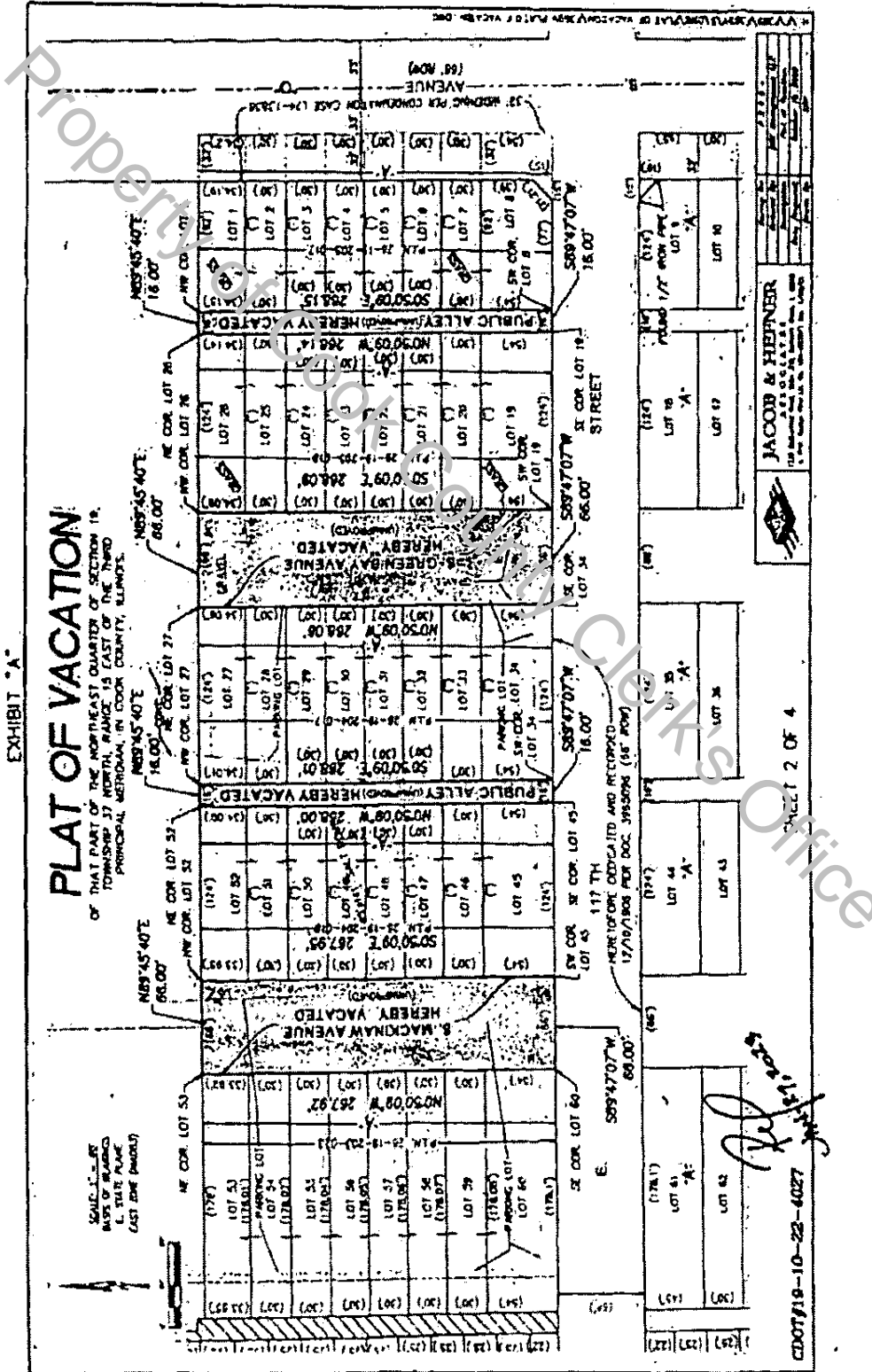
3/15/2023

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Exhibit "A".

Plat Of Vacation.
(Page 2 of 4)



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JOURNAL--CITY COUNCIL--CHICAGO

3/15/2023

Exhibit "A".

Plat Of Vacation.
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EXHIBIT "A"

PLAT OF VACATION
OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 19,
TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LEGAL DESCRIPTION

THAT PART OF THE NORTH-SOUTH 66 FOOT WIDE PUBLIC RIGHT OF WAY OF S. WACKINAW AVENUE LYING EAST OF AND ADJOINING LOTS 53 THROUGH 60; LYING WEST OF AND ADJOINING LOTS 45 THROUGH 52; LYING SOUTH OF AND ADJOINING A LINE FROM THE NORTHWEST CORNER OF SAID LOT 52 TO THE NORTHEAST CORNER OF SAID LOT 53 AND LYING NORTH OF AND ADJOINING THE NORTH LINE OF E. 117TH STREET BEING A 66 FOOT WIDE PUBLIC RIGHT OF WAY, ALL INCLUSIVE IN MEA'S SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 15 EAST, OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 10, 1906, AS DOCUMENT NUMBER 3965086, ALL IN COOK COUNTY, ILLINOIS, SAID ABOVE DESCRIBED PARCEL CONTAINING 17,684 SQUARE FEET, OR 0.406 ACRES, MORE OR LESS,

TOGETHER WITH THAT PART OF THE NORTH-SOUTH 16 FOOT WIDE PUBLIC ALLEY LYING EAST OF AND ADJOINING LOTS 27 THROUGH 34; LYING SOUTH OF AND ADJOINING THE NORTHWEST CORNER OF SAID LOT 27 TO THE NORTHEAST CORNER OF SAID LOT 34; LYING SOUTH OF AND ADJOINING THE NORTH LINE OF E. 117TH STREET BEING A 66 FOOT WIDE PUBLIC RIGHT OF WAY, ALL INCLUSIVE IN MEA'S SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 15 EAST, OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 10, 1906, AS DOCUMENT NUMBER 3965086, ALL IN COOK COUNTY, ILLINOIS, SAID ABOVE DESCRIBED PARCEL CONTAINING 4,268 SQUARE FEET, OR 0.098 ACRES, MORE OR LESS,

TOGETHER WITH THAT PART OF THE NORTH-SOUTH 66 FOOT WIDE PUBLIC RIGHT OF WAY OF S. GREEN Y AVENUE LYING EAST OF AND ADJOINING LOTS 27 THROUGH 34; LYING WEST OF AND ADJOINING LOTS 19 THROUGH 26; LYING SOUTH OF AND ADJOINING A LINE FROM THE NORTHWEST CORNER OF SAID LOT 26 TO THE NORTHEAST CORNER OF SAID LOT 27 AND LYING NORTH OF AND ADJOINING THE NORTH LINE OF E. 117TH STREET BEING A 66 FOOT WIDE PUBLIC RIGHT OF WAY, ALL INCLUSIVE IN MEA'S SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 15 EAST, OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 10, 1906, AS DOCUMENT NUMBER 3965086, ALL IN COOK COUNTY, ILLINOIS, SAID ABOVE DESCRIBED PARCEL CONTAINING 17,683 SQUARE FEET, OR 0.406 ACRES, MORE OR LESS,

TOGETHER WITH THAT PART OF THE NORTH-SOUTH 16 FOOT WIDE PUBLIC ALLEY LYING EAST OF AND ADJOINING LOTS 19 THROUGH 26; LYING WEST OF AND ADJOINING LOTS 1 THROUGH 8; LYING SOUTH OF AND ADJOINING A LINE FROM THE NORTHWEST CORNER OF SAID LOT 1 TO THE NORTHEAST CORNER OF SAID LOT 8 AND LYING NORTH OF AND ADJOINING THE NORTH LINE OF E. 117TH STREET BEING A 66 FOOT WIDE PUBLIC RIGHT OF WAY, ALL INCLUSIVE IN MEA'S SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 15 EAST, OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 10, 1906, AS DOCUMENT NUMBER 3965086, ALL IN COOK COUNTY, ILLINOIS, SAID ABOVE DESCRIBED PARCEL CONTAINING 4,269 SQUARE FEET, OR 0.098 ACRES, MORE OR LESS,

ALL SAID ABOVE PARCELS DESCRIBED BEING 43,655 SQUARE FEET, OR 1.009 ACRES, MORE OR LESS.

JACOB B. HEBNER
ILLINOIS LAND SURVEYOR
No. 1196, Exp. 12/31/2023

SHEET 3 OF 4

CD0719-10-22-4027

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Exhibit "A".

Plat Of Vacation.
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EXHIBIT "A"

PLAT OF VACATION

RICHARD E. LULIK, III
SUPERINTENDENT OF MAPS

COO. CLERK
OF
DIVISIONS
COUNTY, ILLINOIS

Date: April 24/2023
Map File # 19-10-22-4027
City Council Approved 3/15/2023

PROPERTY CLERK'S OFFICE

COOK COUNTY

CHICAGO DEPARTMENT OF FINANCE

CHICAGO DEPARTMENT OF TRANSPORTATION

LEGEND

- MEASURED DIMENSION (XXXXXX)
- RECORDED DIMENSION (XXXXXX)
- TRAFFIC FLOW DIRECTION
- SECTION/QUARTER SECTION LINE
- BOUNDARY LINE
- TAX PARCEL (PMA) LINE
- LOT LINE

HEREBY VACATED AND RECORDED DECEMBER 30, 2020, AS DOCUMENT NO. 2015527052

HEREBY VACATED

MAIL TO:
THOMAS F. COURTNEY & ASSOCIATES, P.C.
7000 W. 127TH STREET
MAYWOOD, ILLINOIS 60458

PREPARED FOR:
ERIC MANAGEMENT LLC
11600 S. AVENUE O
CHICAGO, IL 60617

COO719-10-22-4027

SHEET 4 OF 4

PROPERTY CLERK'S OFFICE
COUNTY CLERK

DATE: 5/4/2023

AFFECTED PLATS

79-19-202-017	ALL OF LOTS 18 THRU 26 OF "A"
79-19-202-016	ALL OF LOTS 18 THRU 26 OF "A"
24-19-204-017	ALL OF LOTS 27 THRU 34 OF "A"
24-19-204-016	ALL OF LOTS 43 THRU 51 OF "A"
24-19-203-023	ALL OF LOTS 53 THRU 60 OF "A"

ABBREVIATIONS:

- COA
- DOC
- P.M.A.
- REC.
- TRF.
- SEC.
- Q.
- S.E.
- S.W.

SUBJECT'S NOTES:

- 1) BASIS OF BEARINGS IS ILLINOIS STATE PL & CO. CORNICES EAST ZONE (NAD83)
- 2) DATE OF COMPLETION OF FIELD SURVEY IS DECEMBER 31, 2020.
- 3) NO DIMENSIONS SHOULD BE ASSIGNED BY SCALE MEASUREMENTS UPON THE PLAT.
- 4) REFER TO INFORMATION PLAT ON THE CITY OF CHICAGO ZONING AND LAND USE MAP ATTACHED IN THIS MAP TO VERIFY THE CORRECT ZONING AND LAND USE MAP.
- 5) CLASSIFICATION PLAT (P) IS A BOUNDARY LINE PLAT.
- 6) ALL DIMENSIONS SHOWN ON THIS PLAT ARE IN FEET AND DECIMAL PARTS THEREOF.
- 7) DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- 8) DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

PROPERTY CLERK'S OFFICE

COOK COUNTY

JACOB R. HOFFNER
COUNTY CLERK

DATE: 5/4/2023

I DO NOT FIND ANY DELINQUENT GENERAL TAXES UNPAID CURRENT GENERAL TAXES DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIFIC ASSESSMENTS AGAINST THE STREETS AND ALLEYS INCLUDED IN THE ABOVE PLAT.

I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS DUE AGAINST THE LAND INCLUDED IN THE ABOVE PLAT.

DEPT. OF FINANCE - CHICAGO

BY: _____