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Doc# 2415709041 Fee \$176.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 6/5/2024 3:02 PM
PAGE: 1 OF 6

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 Portion of S. Union Ave. Public Right-of-Way in block bounded by S. Union Ave., W. 21st St., s. Ruble St. and S. Canalport Ave. Filed under Document Number (O2024-0007699).

I DO FURTHER CERTIFY that the said ordinance was passed by the City Council of the said City of Chicago on the seventeenth (17th) day of April, 2024.

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 49 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 his 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 twenty-third (23rd) day of May, 2024.

[T.P.]

ANDREA M. VALENCIA, City Clerk

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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

WHEREAS, The property at 654 West 21st Street ("Property") is owned by 654 West 21st Street LLC, an Illinois limited liability company ("Developer"); and

WHEREAS, The Developer proposes to use the portions of the street remnant and alley to be vacated herein for accessory parking and loading for its adjacent building located on the Property; and

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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 vacations of those portions of the public street and alley, described in the following ordinance; now, therefore,

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

SECTION 1. Vacation of street: that part of South Union Avenue public right-of-way by Superior Court Condemnation Judgement Order Number 58-S-18538 entered July 29, 1959, and lying west of and adjoining the north/south 16-foot-wide public alley, between South Ruble Street and South Union Avenue in Block 38 in Canal Trustees Subdivision of the west half and so much of the southeast quarter of the southwest quarter, as lies west of the South Branch of the Chicago River recorded August 31, 1848 (ante-fire), in Section 21, Township 39 North, Range 14, East of the Third Principal Meridian, and described as follows: beginning at a point of intersect of the north line of West 21st Street also being the south line of Lot 3 and the west line of said north/south public alley; thence north 88 degrees, 55 minutes, 47 seconds west along the north line of West 21st Street 20.23 feet to the south line of South Union Avenue; thence north 21 degrees, 30 minutes, 06 seconds east, 56.72 feet to a point on the west line of said north/south 16-foot alley; thence south 00 degrees, 36 minutes, 25 seconds west along the west line of said north/south public alley, 53.15 feet to the point of beginning, all in Cook County, Illinois, said above described parcel containing: 538 square feet or 0.012 acre, more or less, with a total area of above described parcels being 1,721 square feet or 0.039 acre, more or less; together with vacation of alley: that part of the north/south 16-foot-wide public alley dedicated by ordinance of extending public alley passed September 10, 1888, Order of Possession December 5, 1892, Superior Court General Number 119283, recorded September 29, 1894 as Document Number 2109586 in Block 38 in Canal Trustees Subdivision of the west half and so much of the southeast quarter of the southwest quarter, as lies west of the South Branch of the Chicago River recorded August 31, 1848, ante-fire, all in Section 21, Township 39 North, Range 14, East of the Third Principal Meridian, and described as follows: beginning at a point of intersect of the north line of West 21st Street and the east line of said north/south public alley; thence north 88 degrees, 55 minutes, 47 seconds west along the north line of West 21st Street 16.00 feet to the southeast corner of said north/south public alley; thence north 00 degrees, 36 minutes, 25 seconds east along the west line of said public alley, 53.15 feet to the south line of South Union Avenue; thence north 21 degrees, 30 minutes, 06 seconds east, 40.18 feet to a point on the north line of said Lot 3 extended west; thence south 88 degrees, 55 minutes, 25 seconds east along the westerly extension of Lot 3 aforesaid, 1.67 feet to a point on the east line of said north/south 16-foot public alley; thence south 00 degrees, 36 minutes, 25 seconds west along the east line of said public alley, 90.80 feet to the point of beginning, all in Cook County, Illinois, said above described parcel containing: 1,183 square feet or 0.027 acre, 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 are no longer required for public use and the public interest will be subserved by such vacations.

SECTION 2. The City of Chicago hereby reserves for the benefit of Commonwealth Edison and AT&T, their successors or assigns, a non-exclusive utility easement to operate, maintain, construct, replace and renew overhead wires, poles, and associated equipment and underground conduit, cables, and associated equipment for the transmission and distribution of electrical energy, telephonic and associated services under, over and along the street remnant and alley herein vacated, with the right of ingress and egress at all times. The grade of the vacated public way shall not be altered in a manner so as to interfere with the operation and maintenance of said facilities. No construction, buildings, permanent

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structures, or obstructions shall occur or be placed over the area herein vacated without express written release of easement by the involved aforementioned utilities. Any future Developer-prompted relocation of facilities lying within the areas being vacated shall be accomplished by the involved utility, and be completed at the expense of the Developer, its successors, or assigns.

SECTION 3. 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 the public street and alley hereby vacated, the sum One Hundred Fifteen Thousand and no/100 Dollars (\$115,000.00), which sum in the judgement of this body will be equal to such benefits.

SECTION 4. The vacations 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 said vacations.

SECTION 5. The vacations herein provided for are further 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, Illinois, a duly stamp approved, certified copy of this ordinance, together with the similarly approved associated full-sized plat as authorized by the Superintendent of Maps and Plats.

SECTION 6. This ordinance shall take effect and be in force from and after its passage and publication. The vacation shall take effect and be in force from and after recording of the published ordinance and approved plat.

Vacation Approved:

(Signed) Thomas Carney
Acting Commissioner,
Department of Transportation

Introduced By:

(Signed) Byron Sigcho-Lopez
Aldersperson, 25th Ward

CDOT File Number:

21-11-23-4031.

[Exhibit "A" referred to in this ordinance printed on
pages 11119 and 11120 of this *Journal*.]

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Exhibit "A".

Plat Of Vacation.
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