

**INTERGOVERNMENTAL AND COMMERCIAL
VACATION 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 1512-1540 W. Hastings Street, approximately 1501-1509 W. Hastings Street (vacated), and approximately 1502-1540 W. 14th Street (vacated), are owned by the Chicago Housing Authority, an Illinois municipal corporation ("CHA"); and

WHEREAS, CHA proposes to vacate and assemble the public right of way adjacent to its aforementioned properties, including portions of the street and alleys; and

WHEREAS, CHA's Board of Commissioners, on May 17, 2022, passed Resolution No. 2022-CHA-23, which authorizes its Chief Executive Officer or her designee to negotiate and enter into a long term lease with Chicago Fire Training Facility, LLC, a Delaware limited liability company ("Tenant"), or its designee, for approximately 23.226 acres of land bounded approximately by W. Roosevelt Road, S. Ashland Avenue, W. 15th Street, and S. Loomis Street (the "Real Property"), which such Real Property includes the vacated public rights of way subject to this ordinance appearing and legally described on the plat of vacation ("Plat") attached as **Exhibit A**; and

WHEREAS, on March 9, 2023, CHA and Tenant entered into a lease ("Lease") for the Real Property; and

WHEREAS, the properties at 1513-1539 W. Hastings Street are owned by West Hastings Owner, LLC, a Delaware limited liability company ("Owner"); and

WHEREAS, Owner and Tenant are both directly owned one hundred percent (100%) by Mansueto Sports , LLC, a Delaware limited liability company; and

WHEREAS, Owner proposes to use both the portions of the street and alleys to which it is adjacent, along with the portions of right of way to which CHA is adjacent, for creation of a professional soccer training facility for use by Tenant under the terms of the Lease; 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 street and alleys described in the below; now, therefore,

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

SECTION 1. The vacation of:

THAT PART OF W. HASTINGS STREET 66.00 FOOT WIDE PUBLIC RIGHT OF WAY, THE NORTH-SOUTH AND THE EAST-WEST 16.00 FOOT WIDE PUBLIC ALLEY LYING WEST OF

AND ADJOINING SAID RIGHT OF WAY PREVIOUSLY VACATED BY ORDINANCE PASSED NOVEMBER 16, 1953 AND RECORDED DECEMBER 29, 1953 AS DOCUMENT NUMBER 15801453, ALL INCLUSIVE, IN SAMPSON & GREEN'S SUBDIVISION OF BLOCKS 2, 3, 4, 5, 6, 11, 12, 13 AND 14 IN SAMPSON & GREEN'S ADDITION TO CHICAGO IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED SEPTEMBER 2, 1853 AS DOCUMENT 44592, (PARCEL 1) DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 67 IN SAID BLOCK 5 OF SAID SAMPSON & GREEN'S SUBDIVISION OF BLOCKS; THENCE NORTH 01 DEGREE 41 MINUTES 41 SECONDS WEST ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 67, A DISTANCE OF 33.00 FEET TO THE CENTERLINE OF W. HASTINGS STREET FOR THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 17 MINUTES 51 SECONDS EAST ALONG SAID CENTERLINE, 273.42 FEET TO THE NORTHERLY EXTENSION OF THE CENTERLINE OF THE PUBLIC ALLEY AS DEDICATED BY DOCUMENT RECORDED DECEMBER 29, 1953 AS DOCUMENT NUMBER 15801452; THENCE SOUTH 01 DEGREE 37 MINUTES 04 SECONDS EAST ALONG SAID NORTHERLY EXTENSION AND ALONG SAID CENTERLINE AND ALONG THE SOUTHERLY EXTENSION OF SAID CENTERLINE, 165.25 FEET TO THE CENTERLINE OF THE PUBLIC ALLEY LYING NORTH OF LOTS 84 THROUGH 95, INCLUSIVE, IN SAID BLOCK 5; THENCE SOUTH 88 DEGREES 17 MINUTES 51 SECONDS WEST ALONG SAID CENTERLINE, 273.20 FEET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 67 IN SAID BLOCK 5; THENCE SOUTH 01 DEGREE 41 MINUTES 41 SECONDS EAST ALONG SAID SOUTHERLY EXTENSION, 8.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 84 IN SAID BLOCK 5; THENCE NORTH 88 DEGREES 17 MINUTES 51 SECONDS EAST ALONG THE NORTH LINE OF LOTS 84 THROUGH 95, INCLUSIVE, IN SAID BLOCK 5, A DISTANCE OF 281.18 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF THE PUBLIC ALLEY AS DEDICATED BY SAID DOCUMENT 15801452; THENCE NORTH 01 DEGREE 37 MINUTES 04 SECONDS EAST ALONG SAID SOUTHERLY EXTENSION AND ALONG SAID EAST LINE AND ALONG THE NORTHERLY EXTENSION OF SAID EAST LINE, 206.25 FEET TO THE NORTH LINE OF W. HASTINGS STREET; THENCE SOUTH 88 DEGREES 17 MINUTES 51 SECONDS WEST ALONG SAID NORTH LINE, 281.46 FEET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 67 IN SAID BLOCK 5; THENCE SOUTH 01 DEGREE 41 MINUTES 41 SECONDS EAST ALONG SAID NORTHERLY EXTENSION, 33.00 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS, SAID ABOVE DESCRIBED PARCEL CONTAINING 12,859 SQUARE FEET OR 0.295 ACRES, MORE OR LESS

TOGETHER WITH; THAT PART OF W. HASTINGS STREET 66.00 FOOT WIDE PUBLIC RIGHT OF WAY, THE NORTH-SOUTH AND THE EAST-WEST 16.00 FOOT WIDE PUBLIC ALLEY LYING WEST OF AND ADJOINING SAID RIGHT OF WAY PREVIOUSLY VACATED BY ORDINANCE PASSED NOVEMBER 16, 1953 AND RECORDED DECEMBER 29, 1953 AS DOCUMENT NUMBER 15801453, ALL INCLUSIVE, IN SAMPSON & GREEN'S SUBDIVISION OF BLOCKS 2, 3, 4, 5, 6, 11, 12, 13 AND 14 IN SAMPSON & GREEN'S ADDITION TO CHICAGO IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED SEPTEMBER 2, 1853 AS DOCUMENT 44592, (PARCEL 2) DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 67 IN SAID BLOCK 5 OF SAID SAMPSON & GREEN'S SUBDIVISION OF BLOCKS; THENCE NORTH 01 DEGREE 41 MINUTES 41 SECONDS WEST ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 67, A DISTANCE OF 33.00 FEET TO THE CENTERLINE OF W. HASTINGS STREET; THENCE NORTH 88 DEGREES 17 MINUTES 51 SECONDS EAST ALONG SAID CENTERLINE, 273.42 FEET TO THE NORTHERLY EXTENSION OF THE CENTERLINE OF THE PUBLIC ALLEY AS DEDICATED BY DOCUMENT RECORDED DECEMBER 29, 1953 AS DOCUMENT NUMBER 15801452; THENCE SOUTH 01 DEGREE 37 MINUTES 04 SECONDS EAST ALONG SAID NORTHERLY EXTENSION AND ALONG SAID CENTERLINE AND ALONG THE SOUTHERLY EXTENSION OF SAID CENTERLINE, 165.25 FEET TO THE CENTERLINE OF THE PUBLIC ALLEY LYING NORTH OF LOTS 84 THROUGH 95, INCLUSIVE, IN SAID BLOCK 5; THENCE SOUTH 88 DEGREES 17 MINUTES 51 SECONDS WEST ALONG SAID CENTERLINE, 273.20 FEET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 67 IN SAID BLOCK 5; THENCE NORTH 01 DEGREE 41 MINUTES 41 SECONDS WEST ALONG SAID SOUTHERLY EXTENSION, 8.00 FEET TO THE SOUTHWEST CORNER OF LOT 67 IN SAID BLOCK 5, SAID SOUTHWEST CORNER BEING ON THE NORTH LINE OF THE PUBLIC ALLEY LYING SOUTH OF LOTS 57 THROUGH 67 INCLUSIVE IN SAID BLOCK 5; THENCE NORTH 88 DEGREES 17 MINUTES 51 SECONDS EAST ALONG SAID NORTH LINE, 265.21 FEET TO THE SOUTHEAST CORNER OF SAID LOT 57; THENCE NORTH 01 DEGREE 37 MINUTES 04 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 57, A DISTANCE OF 124.25 FEET TO THE NORTHEAST CORNER OF SAID LOT 57; THENCE SOUTH 88 DEGREES 17 MINUTES 51 SECONDS WEST ALONG THE NORTH LINE OF LOTS 57 THROUGH 67, INCLUSIVE, IN SAID BLOCK 5, A DISTANCE OF 265.37 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS, SAID ABOVE DESCRIBED PARCEL CONTAINING 12,202 SQUARE FEET OR 0.280 ACRES, MORE OR LESS; WITH THE TOTAL AREA OF ALL SAID PARCELS DESCRIBED BEING 25,061 SQUARE FEET OR 0.575 ACRES MORE OR LESS, as shaded and legally described by the words "HEREBY VACATED" on the Plat hereto attached as **EXHIBIT A**, which drawing 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 vacations.

SECTION 2. The City hereby reserves for the Department of Water Management ("Water Department") an easement over the entire width and length of the proposed vacated area ("Reservation Area") within the vacation area of W. Hastings Street, as depicted on **EXHIBIT A** by the words "Easement Hereby Reserved for the Department of Water Management" for existing water mains and a ninety inch (90") sewer, along Hastings Street within the proposed vacated area, and appurtenances thereto, and for the installation of any additional water mains and sewer appurtenances which in the future may be located in the street as herein vacated, and 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, fences, bollards or other structures, and no development or construction of any kind shall be erected/constructed upon or above the said Reservation Area, 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 acknowledged by Owner and Tenant that the payment of fees, permitting, and all additional requirements as

further clarified and detailed in the Department of Water Management's September 26, 2023 OUC Letter VD-122130 ("OUC Letter VD-122130") attached as **EXHIBIT B-1**, and in the Department of Water Management's August 18, 2023 OUC Involvement Letter ("OUC Involvement Letter") sent to Tenant attached as **Exhibit B-2** must be finalized prior to recording of this ordinance. It is further provided that any Owner or Tenant prompted adjustments within the Reservation Area, or to Water Department facilities in the larger vacation area, must be reviewed and approved in writing by the Water Department in advance of the commencement of permitting or construction. Costs associated with any damage to private materials resulting from the City exercising its easement rights shall be borne exclusively by Owner and Tenant and each of their successors and assigns. It is further provided that Owner and Tenant and each of their respective successors and assigns shall meet the requirements in OUC Letter VD-122130 and the OUC Involvement Letter.

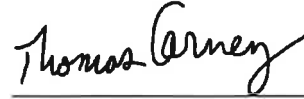
SECTION 3. The vacations herein provided for are made upon the express condition that within one hundred eighty (180) days after the passage of this ordinance, Owner shall pay or cause to be paid to the City of Chicago, as compensation for the benefits of those portions of the vacated street and alleys herein contemplated, the sum of _____ dollars (\$ _____), which sum in the judgment of this body will be equal to such benefits.

SECTION 4. Owner and Tenant each agree as a condition of vacation, and as acknowledged upon recording, that they, and each of their successors and assigns shall hold harmless, indemnify and defend the City of Chicago from all claims related to said vacation.

SECTION 5. The vacations herein provided for are made upon the express condition that within one hundred eighty (180) days after the passage of this ordinance, Owner 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 plat, as approved by the Department of Transportation's Superintendent of Maps and Plats.

SECTION 6. 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 the recording of the published ordinance and approved Plat.

Vacations Approved:



Thomas Carney
Acting Commissioner
Department of Transportation

Introduced By:

Honorable Jason Ervin
Alderman, 28th Ward

CDOT File Number:

20-28-23-4044
