

**TIME EXTENSION ORDINANCE
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 with the approximate addresses of 1630-1638 W. 114th Place, 1631-1641 W. 114th Place, 11446-11450 S. Hamlet Avenue (vacated) and 11436 S. Hamlet Avenue (vacated) are owned by YULA Development LLC, an Illinois limited liability company ("Developer"); and

WHEREAS, the Developer proposes to assemble the above properties and the portion of the street herein vacated for future development; and

WHEREAS, the City Council of the City of Chicago approved an ordinance vacating the below identified right of way on January 18, 2023, and appearing in the Journal of the City Council of the City of Chicago on pages 59758 through 59761 (the "Original Vacation Ordinance"); and

WHEREAS, Section 6 of the Original Vacation Ordinance provided that "within one hundred eighty (180) days after the passage of [the Original Vacation Ordinance], the Developer shall file or cause to be filed for recordation with the Office of the Cook County Clerk / Recordings Division, Illinois, a certified copy of [the Original Vacation Ordinance], together with the associated full-sized plats as approved by the Superintendent of Maps and Plats"; and

WHEREAS, the Developer was unable to record within said one hundred eighty (180) days; and

WHEREAS, the Developer has requested additional time for the recordings; and

WHEREAS, the City Council now seeks to grant the Developer one hundred eighty (180) days in which to record this ordinance, the Original Vacation Ordinance and the associated plats, so the Developer may successfully complete the vacation from the City; 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 street described below; now therefore,

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

SECTION 1.

THAT PART OF W. 114TH PLACE 66 FOOT WIDE PUBUC RIGHT OF WAY, LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOT 23 IN BLOCK 2 AND ALSO NORTH OF AND ADJOINING THE NORTH LINE OF LOT 1 IN BLOCK 3, ALL INCLUSIVE,

IN THE SUBDIVISION; BELLE VIEW ADDITION TO WASHINGTON HEIGHTS, ACCORDING TO THE PLAT RECORDED JANUARY 6TH, 1873, AS DOCUMENT NUMBER #75895, IN THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 19 TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS; SAID ABOVE DESCRIBED PARCEL CONTAINING 7,365.40 SQUARE FEET OR 0.169 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.

SECTION 2. The vacation herein provided for is made upon the express condition that within 180 days of the City Council passage of this ordinance and its related plat, the Developer shall pay to the City Treasury of the City of Chicago, a quoted security deposit equal to the costs of Developer's work to public paving, curb, and related appurtenances in accordance 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. Upon completion of work, a 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 City Hall prior to return of said security deposit less any service fee.

SECTION 3. The vacation herein provided for is 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 street hereby vacated the sum _____ dollars (\$ _____), which sum in the judgment of this body will be equal to such benefits.

SECTION 4. The vacation herein provided for is 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 vacation.

SECTION 5. 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 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 plat as approved by the Superintendent of Maps and Plats.

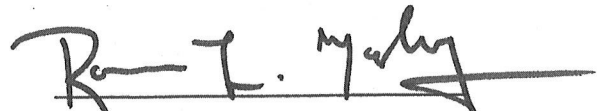
SECTION 6. This time extension ordinance shall take effect and be in force from and after its passage and publication. The vacation shall take effect and be in force from and after recording of the Original Vacation Ordinance, this ordinance (as published), and the approved plat.

Vacation Approved:



Gia Biagi
Commissioner of Transportation

Introduced by:



Honorable Ronnie Mosley
Alderman, 21st Ward

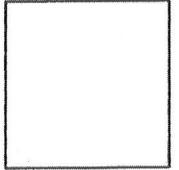
CDOT File Number:

19-34-22-4011

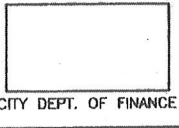
PLAN OF VACATION

L.R. Pass & Associates
Professional Land Surveyors

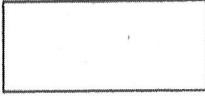
THAT PART OF W. 114TH PLACE 66 FOOT WIDE PUBLIC RIGHT OF WAY, LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOT 23 IN BLOCK 2 AND ALSO NORTH OF AND ADJOINING THE NORTH LINE OF LOT 1 IN BLOCK 3, ALL INCLUSIVE, IN THE SUBDIVISION; BELLE VIEW ADDITION TO WASHINGTON HEIGHTS, ACCORDING TO THE PLAN RECORDED JANUARY 6TH, 1973, AS DOCUMENT NUMBER #75895, IN THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 19 TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS; SAID ABOVE DESCRIBED PARCEL CONTAINING 7,365.40 SQUARE FEET OR 0.169 ACRES (MORE OR LESS).



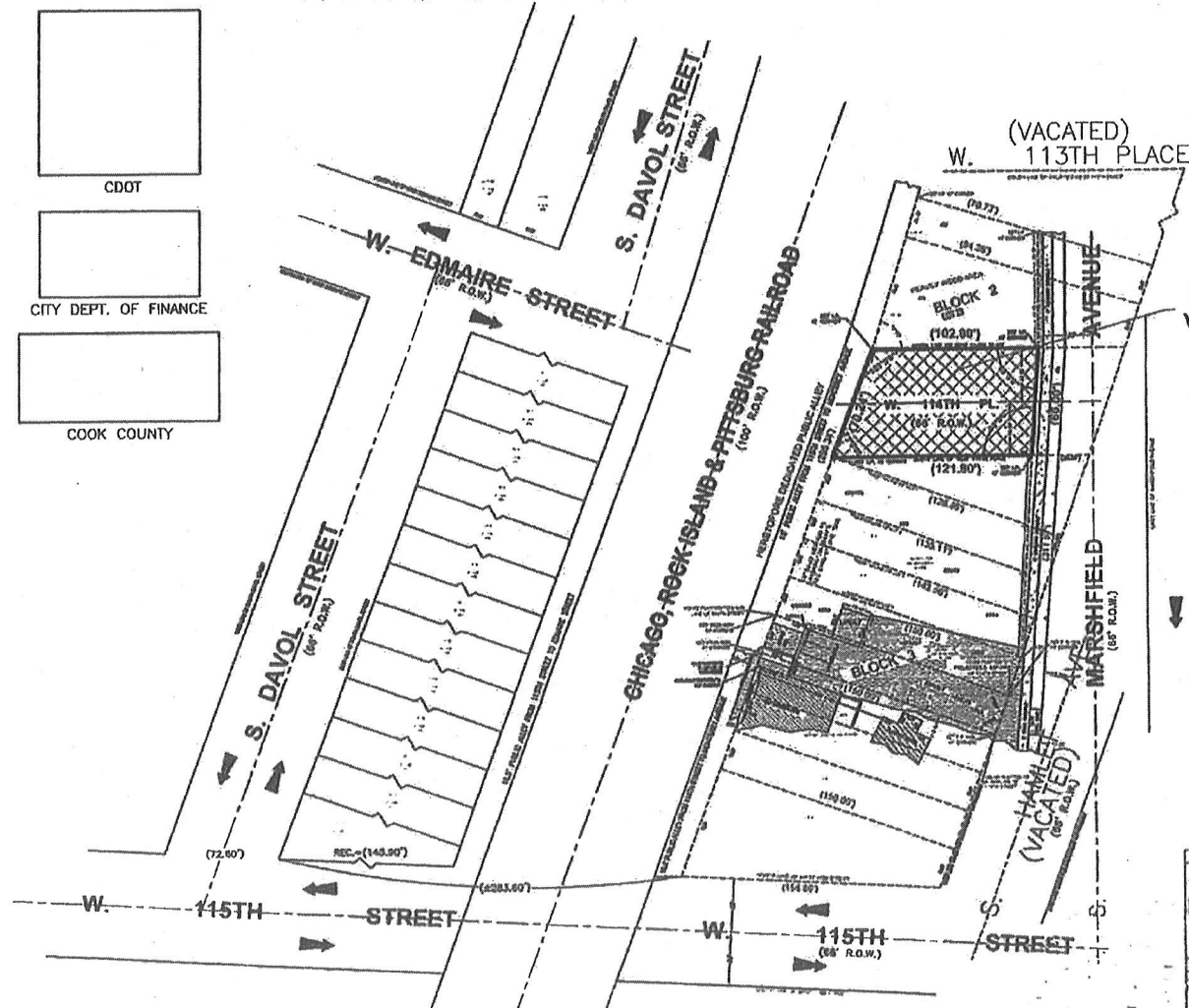
CDOT



CITY DEPT. OF FINANCE



COOK COUNTY



HEREBY VACATED

I-57 EXPRESSWAY

AFFECTED P.I.N.#
25-19-229-010 (LOT 1)
25-19-220-023 (LOT 23)

RP
SEPT. 7, 2022



LEGEND	
---	BOUNDARY LINE
XXXX	HEREBY VACATED
→	TRAFFIC FLOW ARROW
LEGEND	
○	Center of Hamlet Ave
○	Center of Marshfield Ave
○	Center of S. Davol Street
○	Center of W. 115th Street
○	Center of W. 114th Street
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○	Center of W. 1st Street

FIELD CODE: 08-15-22
BOOK: 193-4-22
SHEET: 1
DRAWN BY: L.R. PASS
CHECKED BY: L.R. PASS
DATE: 7-20-22
SCALE: 1" = 50' FEET
COORDINATE SYSTEM: NAD 83
PROJECTION: UTM
DATUM: NAD 83
UNIT: METERS
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ALL RIGHTS RESERVED

COMPARE ALL POINTS SETTING BUILDING TO ADJACENT PROPERTY SHOULD BE MADE ON THE BASIS OF THIS PLAN ALONE.
CERTAIN FIELD MEASUREMENTS SHOULD BE ESTABLISHED PRIOR TO THE COMMENCEMENT OF ANY AND ALL CONSTRUCTION.
PLEASE REFER TO CITY USE POLICY AND/OR LOCAL ORDINANCES THAT RELATE TO THE CONSTRUCTION AND/OR EXISTENCE OF ANY STRUCTURE.
PLEASE CHECK LOCAL ORDINANCES WITH THE CITY AND MANICURE BEFORE ANY CONSTRUCTION TO THE PROPERTY FOR CONFORMANCE AND/OR COMPLIANCE.
ALL CONSTRUCTION AND MEASUREMENTS ARE SHOWN BY THIS PLAN AND SHOULD BE MADE IN ACCORDANCE WITH THE CITY USE POLICY AND/OR LOCAL ORDINANCES.
THIS PLAN IS A REPRESENTATION OF AN IDEALIZED CONCEPT. THE ACTUAL CONSTRUCTION OF ANY STRUCTURE SHOULD BE MADE IN ACCORDANCE WITH THE CITY USE POLICY AND/OR LOCAL ORDINANCES.
PRINTED SIZE IS NOT TO SCALE

STATE OF ILLINOIS
COUNTY OF COOK

BE L.R. PASS A REGISTERED P.L.S. DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE ABOVE DESCRIBED PROPERTY AND BELIEVE THE PLAN HEREON SHOWN IS A REPRESENTATION OF THIS SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS SURVEYING BOARD OF PRACTICE APPLICABLE TO SURVEYING SERVICE. SEE ILLINOIS PROFESSIONAL LAND SURVEYOR REG. # 035-003083.

DATE: 7/20/22
BY: L.R. PASS
LEON R. PASS
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
LICENSE NUMBER: 035-003083

CDOT # 19-34-22-4011