INTERGOVERNMENTAL 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 City owns the properties at 3209 W. Lake Street, 3201 W. Lake Street, 201 N. Kedzie Avenue, Chicago, Illinois (the "Adjacent Properties"), consisting of vacant parcels located in the East Garfield Park community area; and

WHEREAS, the City proposes to vacate a portion of the 16-foot, east-west alley in the block bounded by W. Maypole Avenue, N. Kedzie Avenue, W. Lake Street, and N. Homan Avenue, said portion being entirely adjacent to the Adjacent Properties; and

WHEREAS, the City, by and through the Department of Planning and Development (the "Department"), proposes to assemble the Adjacent Properties with the portion of the public alley to be vacated (such assembled property hereinafter referred to as the "Development Site") and, pursuant to an ordinance passed by the City Council of the City (the "City Council") on April 15, 2026, and published in the Journal of the Proceedings of the City Council for such date at pages 42376 through 42446, convey the Development Site to HUB32, LLC, an Illinois limited liability company ("Assignee"); and

WHEREAS, Assignee intends to commence and complete construction of one building on the Development Site containing a total of 51 affordable apartments for low-income families, together with related common areas along with commercial space; and

WHEREAS, the City Council of the City, 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 portion of the public alley described below; now, therefore,

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

SECTION 1. **Legal Description**

VACATION OF: THAT PART OF A EAST-WEST 16 FOOT WIDE PUBLIC ALLEY LYING SOUTH OF AND ADJOINING, LYING NORTH OF AND ADJOINING AND LYING EAST OF AND ADJOINING THE EAST LINE OF THE WEST 16 FEET EXTENDING NORTH TO THE NORTH LINE OF SAID EAST-WEST 16 FOOT ALLEY IN BLOCK 16 OF CASTLE'S SUBDIVISION OF THE EAST 15 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER (SOUTH OF LAKE STREET) IN SECTION 11; LYING WEST OF AND ADJOINING THE WEST RIGHT OF WAY OF N. KEDZIE AVENUE AND LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOT 1 IN THE SUBDIVISION OF BLOCKS 9, 10, 12, 13, 14 AND PARTS OF BLOCKS 11, 15 AND 16 OF CASTLE'S SUBDIVISION OF SAID SECTION, ALL IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS, SAID ABOVE DESCRIBED PARCEL CONTAINING 1,393 SQUARE FEET, OR 0.032 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 certainty, 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. For recording purposes, the PIN and address range is included as **EXHIBIT B** and incorporated here.

SECTION 2. The vacation herein provided for is further made upon the express condition that Assignee shall comply with all the conditions set forth in the Department of Water Management letter dated February 20, 2026, which is attached hereto as **EXHIBIT C**.

SECTION 3. The vacation herein provided for is further made upon the express condition that not later than May 31, 2027, Assignee shall file or cause to be filed for recordation with the Office of the Clerk of Cook County, Illinois, Recordings Division, a fully-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 4. 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 the recording of the published ordinance and approved plat.

Vacation Approved:

William Cheaks, Jr.
Commissioner
Department of Transportation

Introduced By:

Honorable Jason C. Ervin
Alderman, 28th Ward

CDOT File Number:

11-28-24-4093B