

INTERGOVERNMENTAL VACATION AND DEDICATION 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 346-384 N. Harding Avenue, 347-385 N. Harding Avenue, and 333-379 N. Pulaski Road, are owned by the Chicago Transit Authority, an Illinois municipal corporation (the "CTA"); and

WHEREAS, the CTA proposes to assemble its adjacent properties including the portions of the street and alleys to be vacated; and

WHEREAS, the CTA proposes to construct a new CTA Training Center and Operations facility on the assembled parcel; 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 vacations of the public street and alleys described below; now, therefore,

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

SECTION 1. Legal Description

DEDICATION OF:

THE SOUTH 16 FEET OF LOT 19 IN THE SUBDIVISION OF THAT PART OF THE WEST 10 ACRES OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 LYING NORTH OF LAKE STREET EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 13, 1874 AS DOCUMENT 128554, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 19, THENCE SOUTH 88 DEGREES 24 MINUTES 05 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT, 124.22 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 01 DEGREES 37 MINUTES 24 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT, 16.00 FEET TO A POINT ON A LINE 16.00 FEET NORTH AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 19; THENCE NORTH 88 DEGREES 24 MINUTES 05 SECONDS EAST, ALONG SAID PARALLEL LINE, 124.22 FEET TO THE POINT ON THE EAST LINE OF SAID LOT 19; THENCE SOUTH 01 DEGREES 37 MINUTES 24 SECONDS EAST, ALONG SAID EAST LINE, 16.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, SAID

PARCEL CONTAINING 1,988 SQUARE FEET OR 0.046 ACRES, MORE OR LESS, as shaded and legally described by the words "HEREBY DEDICATED" on the plat hereto attached as EXHIBIT A, which plat for greater certainty, is hereby made a part of this ordinance, be and the same is hereby accepted and opened to public use as the same is intended for public benefit and the public interest will be subserved by such dedication.

VACATION OF:

THAT PART (PARCEL 1) OF 66-FOOT WIDE N. HARDING AVENUE RIGHT OF WAY DEDICATED BY E. A. CUMMING'S LAKE STREET ADDITION TO CHICAGO AS RECORDED FEBRUARY 28, 1893 AS DOCUMENT 1823098, DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN SAID E. A. CUMMING'S LAKE STREET ADDITION TO CHICAGO, SAID POINT ALSO BEING ON THE SOUTH LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD; THENCE NORTH 88 DEGREES 33 MINUTES 45 SECONDS EAST, ALONG SAID SOUTH LINE, 66.00 FEET TO THE EAST LINE OF SAID N. HARDING AVENUE, SAID LINE ALSO BEING THE EAST LINE OF THE WEST 33.00 FEET OF LOT 1 IN COURTS PARTITION OF THE EAST 30 ACRES OF THE WEST 40 ACRES OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED IN BOOK 8, PAGE 198; THENCE SOUTH 01 DEGREES 37 MINUTES 24 SECONDS EAST, ALONG SAID EAST LINE, 399.71 FEET TO ITS INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 16 IN SAID E. A. CUMMING'S ' LAKE STREET ADDITION TO CHICAGO; THENCE SOUTH 88 DEGREES 37 MINUTES 06 SECONDS WEST, ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 16, 66.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 16, SAID SOUTHEAST CORNER IS ALSO ON THE WEST LINE OF SAID N. HARDING AVENUE; THENCE NORTH 01 DEGREES 37 MINUTES 24 SECONDS WEST, ALONG SAID WEST LINE, 399.65 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, ABOVE DESCRIBED PARCEL CONTAINING 26,379 SQUARE FEET OR 0.606 ACRES, MORE OR LESS,

TOGETHER WITH (PARCEL 2) THAT PART OF AN EAST-WEST AND NORTH-SOUTH 16-FOOT WIDE PUBLIC ALLEY DEDICATED BY E. A. CUMMING'S LAKE STREET ADDITION TO CHICAGO RECORDED FEBRUARY 28, 1893 AS DOCUMENT 1823098 AND DEDICATED BY SUBDIVISION OF THAT PART OF THE WEST 10 ACRES OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED OCTOBER 13, 1873 AS DOCUMENT 128224, DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHWEST CORNER OF LOT 1 IN SAID SUBDIVISION OF THAT PART OF THE WEST 10 ACRES, SAID CORNER ALSO BEING ON THE EAST LINE OF N. PULASKI ROAD AS DEDICATED BY SAID SUBDIVISION OF THAT PART OF THE WEST 10 ACRES; THENCE NORTH 01 DEGREES 37 MINUTES 24 SECONDS WEST, ALONG SAID EAST LINE, 16.00 FEET TO THE SOUTH LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD, SAID LINE ALSO BEING THE NORTH LINE OF SAID EAST-WEST 16-FOOT WIDE PUBLIC ALLEY; THENCE NORTH 88 DEGREES 33 MINUTES 45 SECONDS EAST, ALONG SAID LAST DESCRIBED LINE, 140.22 FEET TO THE NORTHWEST CORNER OF LOT 1 IN SAID E. A. CUMMING'S LAKE STREET ADDITION TO CHICAGO, SAID POINT ALSO BEING ON THE EAST LINE SAID NORTH-SOUTH 16-FOOT WIDE PUBLIC ALLEY; THENCE SOUTH 01 DEGREES 37 MINUTES 24 SECONDS EAST ALONG SAID EAST LINE, 399.53 FEET TO THE SOUTHWEST CORNER

OF LOT 16 IN SAID E. A. CUMMING'S LAKE STREET ADDITION TO CHICAGO; THENCE SOUTH 88 DEGREES 37 MINUTES 06 SECONDS WEST, ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 16, A DISTANCE OF 8.00 FEET TO THE CENTERLINE OF SAID 16-FOOT WIDE ALLEY; THENCE SOUTH 01 DEGREES 37 MINUTES 24 SECONDS EAST, ALONG SAID CENTERLINE, 104.07 FEET TO ITS INTERSECTION WITH THE EASTERLY EXTENSION THE SOUTH LINE OF LOT 19 IN SAID SUBDIVISION OF THAT PART OF THE WEST 10 ACRES; THENCE SOUTH 88 DEGREES 24 MINUTES 05 SECONDS WEST, ALONG THE EASTERLY EXTENSIONS OF THE SOUTH LINE OF SAID LOT 19, A DISTANCE OF 8.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 19, SAID CORNER ALSO BEING ON THE WEST LINE OF SAID NORTH-SOUTH 16-FOOT WIDE PUBLIC ALLEY; THENCE NORTH 01 DEGREES 37 MINUTES 24 SECONDS WEST, ALONG SAID WEST LINE, 487.61 FEET TO THE NORTHEAST CORNER OF LOT 1 IN SAID E. A. CUMMING'S LAKE STREET ADDITION TO CHICAGO, SAID POINT ALSO BEING ON THE SOUTH LINE SAID EAST-WEST 16-FOOT WIDE PUBLIC ALLEY; THENCE SOUTH 88 DEGREES 33 MINUTES 45 SECONDS WEST, ALONG SAID SOUTH LINE, ALSO BEING THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 124.22 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, ABOVE DESCRIBED PARCEL CONTAINING 9,213 SQUARE FEET OR 0.212 ACRES, MORE OR LESS, WITH A TOTAL OF ALL SAID PARCELS DESCRIBED BEING 34,759 SQUARE FEET OR 0.798 ACRES, MORE OR LESS, as shaded and legally described by the words "HEREBY VACATED" on the plat hereto attached as **EXHIBIT B**, 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 vacation.

SECTION 2 The vacations and dedications herein provided for are made upon the express condition that the CTA and its assigns, if any, shall, at their sole expense, comply with the terms and conditions set forth in the Department of Water Management (DWM) correspondence dated January 10, 2024, attached hereto and made a part of this ordinance as **EXHIBIT C**, including, but not limited to, the requirement to construct certain DWM water facilities and associated structures ("Improvements"). DWM acknowledges the CTA's full payment of the fees identified in **EXHIBIT C**. Completion of the Improvements is subject to and must be permitted and approved in writing by the DWM in advance of any construction.

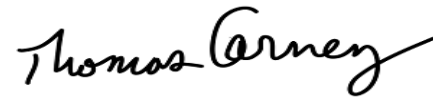
SECTION 3. The vacations and dedication herein provided for are made with the acknowledgment that the CTA has fully deposited with the City Treasury of the City, a quoted security deposit equal to the costs of the CTA work to construct the newly dedicated alley and adjust public paving, curb, and related 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, as agreed to in the Duty to Build Agreement attached hereto and made a part of this ordinance as **EXHIBIT D**. Upon completion of work, a request for final field inspection and approval of the CTA'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 4. The vacations and dedication herein provided for are further made upon the express condition that within one hundred eighty (180) days after the passage of this

ordinance, the CTA 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 plats as authorized by the Superintendent of Maps and Plats.

SECTION 5. This ordinance shall take effect and be in force from and after its passage and publication. The vacations and dedication shall take effect and be in force from and after the recording of the published ordinance and approved plats.

Vacation Approved, Dedication Accepted:



Thomas Carney
Commissioner
Department of Transportation

Introduced By:

Honorable Emma Mitts
Alderman, 37th Ward

CDOT File Number:

11-37-22-4016

EXHIBIT "A"

PLAT OF DEDICATION

AFFECTED PIN
16-11-300-014
LOT 19
333. N. PULASKI RD.

LEGAL DESCRIPTION:

THE SOUTH 16 FEET OF LOT 19 IN THE SUBDIVISION OF THAT PART OF THE WEST 10 ACRES OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 LYING NORTH OF LAKE STREET EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 13, 1874 AS DOCUMENT 128554, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 19, THENCE SOUTH 88 DEGREES 24 MINUTES 05 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT, 124.22 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 01 DEGREES 37 MINUTES 24 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT, 16.00 FEET TO A POINT ON A LINE 16.00 FEET NORTH AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 19; THENCE NORTH 88 DEGREES 24 MINUTES 05 SECONDS EAST, ALONG SAID PARALLEL LINE, 124.22 FEET TO THE POINT ON THE EAST LINE OF SAID LOT 19; THENCE SOUTH 01 DEGREES 37 MINUTES 24 SECONDS EAST, ALONG SAID EAST LINE, 16.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, SAID PARCEL CONTAINING 1,988 SQUARE FEET OR 0.046 ACRES, MORE OR LESS.

OWNER'S CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF _____) SS

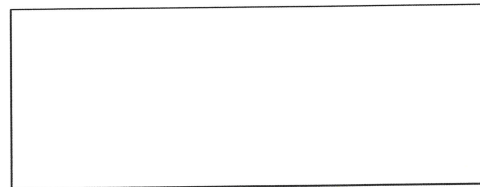
CHICAGO TRANSIT AUTHORITY, AN ILLINOIS MUNICIPAL CORPORATION, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND AS SUCH OWNER HAS CAUSED SAID PROPERTY TO BE SURVEYED FOR THE PURPOSE OF DEDICATING FOR PUBLIC RIGHT OF WAY AS SHOWN AND DEPICTED.

THIS _____ DAY OF _____, A.D. 20____.

BY: _____

NAME: _____

ITS: _____



COOK COUNTY

NOTARY PUBLIC CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF _____) SS

_____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

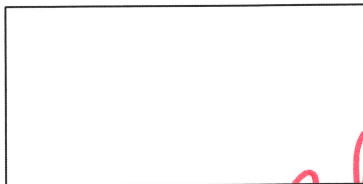
_____, TITLE _____

OF WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME(S) IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC



CHICAGO DEPARTMENT OF FINANCE

PREPARED FOR/AND MAIL TO:
FARPOINT DEVELOPMENT, LLC
120 N. RACINE AVE.
CHICAGO, ILLINOIS 60607

STATE OF ILLINOIS)
COUNTY OF COOK) SS

WE, SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157 DO HEREBY DECLARE THAT WE HAVE PREPARED THE PLAT HEREON DRAWN FOR THE PURPOSE OF VACATING A PUBLIC STREET AS SHOWN, AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID VACATION

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

I HEREBY AUTHORIZE _____ OR THEIR AGENT TO FILE THIS PLAT OF VACATION WITH THE COOK COUNTY RECORDER'S OFFICE.

GIVEN UNDER OUR HAND AND SEAL THIS 3rd DAY OF APRIL, 2024 IN ROSEMONT, ILLINOIS.

Rebecca Y. Popeck

REBECCA Y. POPECK, I.P.L.S. No. 035-3642
LICENSE EXPIRES: 11-30-2022

(VALID ONLY IF EMBOSSED SEAL AFFIXED)

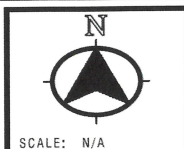
COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT ONCE. REFER TO DEED OR TITLE POLICY FOR BUILDING LINES AND EASEMENTS.



CDOT#11-37-22-4016

SHEET 3 OF 3

REVISIONS:
04/03/2024



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

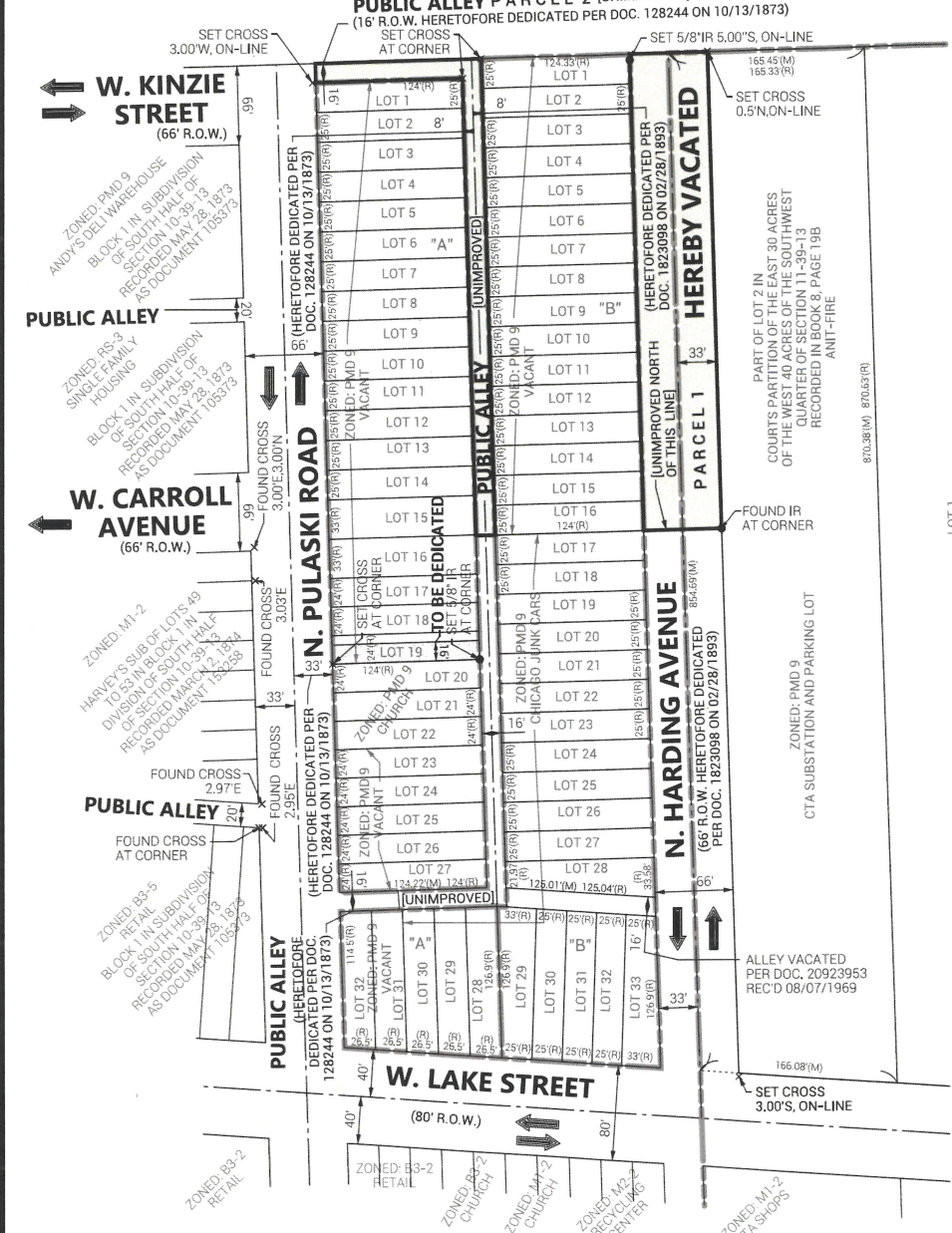
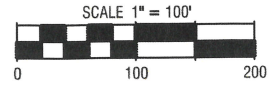
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE:	03/20/2024
JOB NO:	11732
FILENAME:	DED-01

EXHIBIT "B"

PLAT OF VACATION

CHICAGO AND NORTHWESTERN RAILROAD HEREBY VACATED



SURVEYOR'S NOTES:

- ALL DIMENSIONS SHOWN HEREON ARE MEASURED UNLESS NOTED.
- BASIS OF BEARINGS: TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE.
- NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THE PLAT.
- PREPARED FOR/AND MAIL TO: FARPOINT DEVELOPMENT, LLC
120 N. RACINE AVE.
CHICAGO, ILLINOIS 60607
- LAST DATE OF FIELD WORK: MARCH 7, 2022.

"A" = SUBDIVISION OF THAT PART OF THE WEST 10 ACRES OF THE SOUTHWEST QUARTER OF SECTION 11-39-13 RECORDED OCTOBER 13, 1873 AS DOCUMENT 128224

"B" = E. A. CUMMINS' LAKE STREET ADDITION TO CHICAGO RECORDED FEBRUARY 28, 1893 AS DOCUMENT 1823098

PARCEL AREA TABLE			
PARCEL	SQ. FT.	ACRES	
PARCEL 1	26,379	0.606	MORE OR LESS
PARCEL 2	8,380	0.192	MORE OR LESS
TOTAL	34,759	0.798	MORE OR LESS

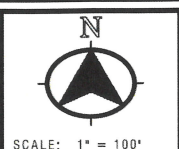
LEGEND

- BOUNDARY LINE
- EXISTING RIGHT-OF-WAY OR LOT LINE
- EXISTING SUBDIVISION LIMITS
- 00.00'M = MEASURED (00.00'R) = RECORD
- IP = IRON PIPE
- IR = IRON ROD
- TRAFFIC FLOW DIRECTION
- HEREBY VACATED**
- TO BE DEDICATED**

CDOT#11-37-22-4016

SHEET 1 OF 3

REVISIONS:
04/03/2024



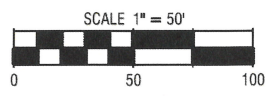
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
 Rosemont, Illinois 60018

Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 03/20/2024
JOB NO: 11732
FILENAME: VAC-01

EXHIBIT "B" PLAT OF VACATION



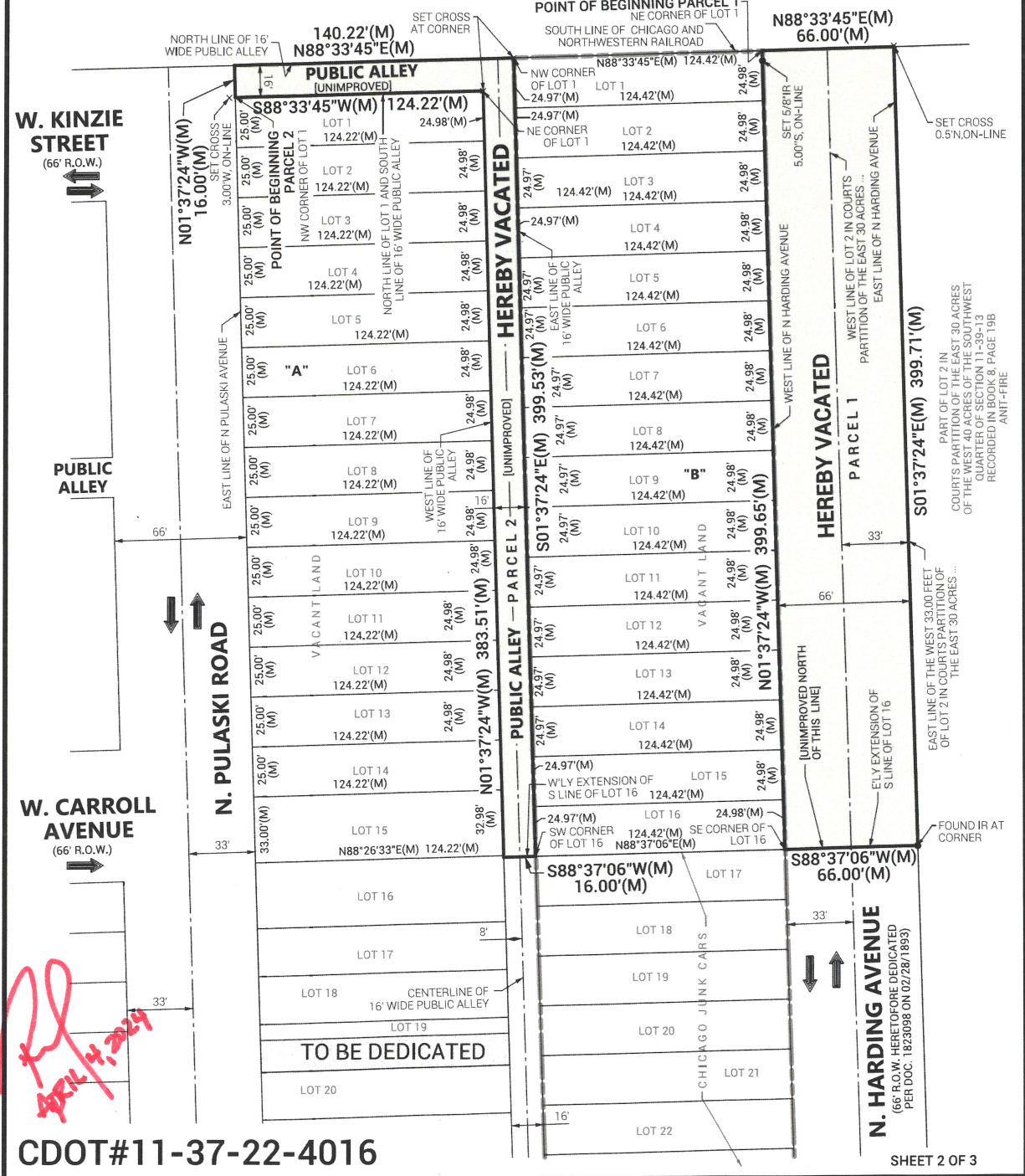
"A" = SUBDIVISION OF THAT PART OF THE WEST 10 ACRES OF THE SOUTHWEST QUARTER OF SECTION 11-39-13 RECORDED OCTOBER 13, 1873 AS DOCUMENT 128224

"B" = E. A. CUMMINS' LAKE STREET ADDITION TO CHICAGO RECORDED FEBRUARY 28, 1893 AS DOCUMENT 1823098

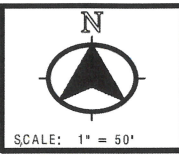
LEGEND

- BOUNDARY LINE
- EXISTING RIGHT-OF-WAY OR LOT LINE
- EXISTING SUBDIVISION LIMITS
- 00.00'(M) = MEASURED (00.00'(R)) = RECORD
- IP = IRON PIPE
- IR = IRON ROD
- TRAFFIC FLOW DIRECTION
- HEREBY VACATED**
- TO BE DEDICATED**

CHICAGO AND NORTHWESTERN RAILROAD



REVISIONS:
04/03/2024



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018

Phone: (847) 696-4060 Fax: (847) 696-4065

DATE:	03/20/2024
JOB NO:	11732
FILENAME:	VAC-01

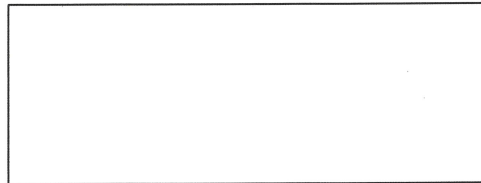
EXHIBIT "B"

PLAT OF VACATION

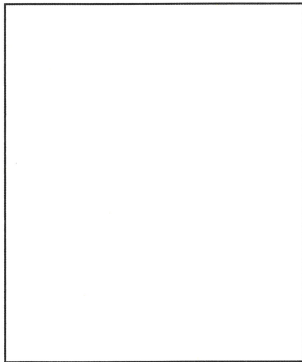
LEGAL DESCRIPTION:

THAT PART (PARCEL 1) OF 66-FOOT WIDE N. HARDING AVENUE RIGHT OF WAY DEDICATED BY E. A. CUMMING'S LAKE STREET ADDITION TO CHICAGO AS RECORDED FEBRUARY 28, 1893 AS DOCUMENT 1823098, DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN SAID E. A. CUMMING'S LAKE STREET ADDITION TO CHICAGO, SAID POINT ALSO BEING ON THE SOUTH LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD; THENCE NORTH 88 DEGREES 33 MINUTES 45 SECONDS EAST, ALONG SAID SOUTH LINE, 66.00 FEET TO THE EAST LINE OF SAID N. HARDING AVENUE, SAID LINE ALSO BEING THE EAST LINE OF THE WEST 33.00 FEET OF LOT 1 IN COURTS PARTITION OF THE EAST 30 ACRES OF THE WEST 40 ACRES OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED IN BOOK 8, PAGE 198; THENCE SOUTH 01 DEGREES 37 MINUTES 24 SECONDS EAST, ALONG SAID EAST LINE, 399.71 FEET TO ITS INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 16 IN SAID E. A. CUMMING'S LAKE STREET ADDITION TO CHICAGO; THENCE SOUTH 88 DEGREES 37 MINUTES 06 SECONDS WEST, ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 16, 66.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 16, SAID SOUTHEAST CORNER IS ALSO ON THE WEST LINE OF SAID N. HARDING AVENUE; THENCE NORTH 01 DEGREES 37 MINUTES 24 SECONDS WEST, ALONG SAID WEST LINE, 399.65 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, ABOVE DESCRIBED PARCEL CONTAINING 26,379 SQUARE FEET OR 0.606 ACRES, MORE OR LESS,

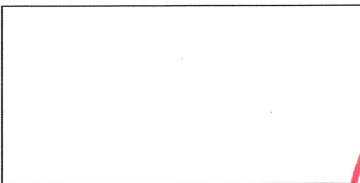
TOGETHER WITH (PARCEL 2) THAT PART OF AN EAST-WEST AND NORTH-SOUTH 16-FOOT WIDE PUBLIC ALLEY DEDICATED BY E. A. CUMMING'S LAKE STREET ADDITION TO CHICAGO RECORDED FEBRUARY 28, 1893 AS DOCUMENT 1823098 AND DEDICATED BY SUBDIVISION OF THAT PART OF THE WEST 10 ACRES OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED OCTOBER 13, 1873 AS DOCUMENT 128224, DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHWEST CORNER OF LOT 1 IN SAID SUBDIVISION OF THAT PART OF THE WEST 10 ACRES, SAID CORNER ALSO BEING ON THE EAST LINE OF N. PULASKI ROAD AS DEDICATED BY SAID SUBDIVISION OF THAT PART OF THE WEST 10 ACRES; THENCE NORTH 01 DEGREES 37 MINUTES 24 SECONDS WEST, ALONG SAID EAST LINE, 16.00 FEET TO THE SOUTH LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD, SAID LINE ALSO BEING THE NORTH LINE OF SAID EAST-WEST 16-FOOT WIDE PUBLIC ALLEY; THENCE NORTH 88 DEGREES 33 MINUTES 45 SECONDS EAST, ALONG SAID LAST DESCRIBED LINE, 140.22 FEET TO THE NORTHWEST CORNER OF LOT 1 IN SAID E. A. CUMMING'S LAKE STREET ADDITION TO CHICAGO, SAID POINT ALSO BEING ON THE EAST LINE SAID NORTH-SOUTH 16-FOOT WIDE PUBLIC ALLEY; THENCE SOUTH 01 DEGREES 37 MINUTES 24 SECONDS EAST ALONG SAID EAST LINE, 399.53 FEET TO THE SOUTHWEST CORNER OF LOT 16 IN SAID E. A. CUMMING'S LAKE STREET ADDITION TO CHICAGO; THENCE SOUTH 88 DEGREES 37 MINUTES 06 SECONDS WEST, ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 16, A DISTANCE OF 8.00 FEET TO THE CENTERLINE OF SAID 16-FOOT WIDE ALLEY; THENCE SOUTH 01 DEGREES 37 MINUTES 24 SECONDS EAST, ALONG SAID CENTERLINE, 104.07 FEET TO ITS INTERSECTION WITH THE EASTERLY EXTENSION THE SOUTH LINE OF LOT 19 IN SAID SUBDIVISION OF THAT PART OF THE WEST 10 ACRES; THENCE SOUTH 88 DEGREES 24 MINUTES 05 SECONDS WEST, ALONG THE EASTERLY EXTENSIONS OF THE SOUTH LINE OF SAID LOT 19, A DISTANCE OF 8.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 19, SAID CORNER ALSO BEING ON THE WEST LINE OF SAID NORTH-SOUTH 16-FOOT WIDE PUBLIC ALLEY; THENCE NORTH 01 DEGREES 37 MINUTES 24 SECONDS WEST, ALONG SAID WEST LINE, 487.61 FEET TO THE NORTHEAST CORNER OF LOT 1 IN SAID E. A. CUMMING'S LAKE STREET ADDITION TO CHICAGO, SAID POINT ALSO BEING ON THE SOUTH LINE SAID EAST-WEST 16-FOOT WIDE PUBLIC ALLEY; THENCE SOUTH 88 DEGREES 33 MINUTES 45 SECONDS WEST, ALONG SAID SOUTH LINE, ALSO BEING THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 124.22 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, ABOVE DESCRIBED PARCEL CONTAINING 9,213 SQUARE FEET OR 0.212 ACRES, MORE OR LESS, WITH A TOTAL OF ALL SAID PARCELS DESCRIBED BEING 34,759 SQUARE FEET OR 0.798 ACRES, MORE OR LESS.



COOK COUNTY



CHICAGO DEPARTMENT OF
TRANSPORTATION



CHICAGO DEPARTMENT OF FINANCE

ADJACENT PINS		
16-11-300-001	LOT 1 "A"	379 N. PULASKI RD.
16-11-300-011	LOT 14 "A"	374 N. PULASKI RD.
16-11-300-012	LOTS 15, 16 & 17 "A"	337-345 N. PULASKI RD.
16-11-300-040	LOTS 2-6 "A"	367-379 N. PULASKI RD.
16-11-300-041	LOTS 7-13 "A"	349-365 N. PULASKI RD.
16-11-300-024	LOTS 1-9 "B"	362-384 N. HARDING AVE.
16-11-300-025	LOT 10 "B"	360-362 N. HARDING AVE.
16-11-300-026	LOT 11 "B"	356-358 N. HARDING AVE.
16-11-300-027	LOT 12 "B"	354-356 N. HARDING AVE.
16-11-300-028	LOTS 13, 14 & 15 "B"	346-354 N. HARDING AVE.
16-11-300-029	LOT 16 "B"	344-346 N. HARDING AVE.
16-11-301-004	PART OF LOT 2	301-385 N. HARDING AVE.

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

PREPARED FOR/AND MAIL TO:
FARPOINT DEVELOPMENT, LLC
120 N. RACINE AVE.
CHICAGO, ILLINOIS 60607

WE, SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157 DO HEREBY DECLARE THAT WE HAVE PREPARED THE PLAT HEREON DRAWN FOR THE PURPOSE OF VACATING A PUBLIC STREET AS SHOWN, AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID VACATION

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

I HEREBY AUTHORIZE _____ OR THEIR AGENT TO FILE THIS PLAT OF VACATION WITH THE COOK COUNTY RECORDER'S OFFICE.

GIVEN UNDER OUR HAND AND SEAL THIS 3rd DAY OF APRIL 2024 IN ROSEMONT, ILLINOIS.

Rebecca Y. Popeck
REBECCA Y. POPECK, I.P.L.S. NO. 035-3642
LICENSE EXPIRES: 11-30-2024
(VALID ONLY IF EMBOSSED SEAL AFFIXED)

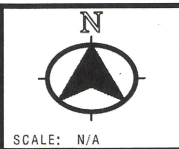


COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT ONCE. REFER TO DEED OR TITLE POLICY FOR BUILDING LINES AND EASEMENTS.

CDOT#11-37-22-4016

SHEET 3 OF 3

REVISIONS:
04/03/2024



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE:	03/20/2024
JOB NO:	11732
FILENAME:	VAC-01

EXHIBIT C



CITY OF CHICAGO

*

DEPARTMENT OF WATER MANAGEMENT

January 10, 2024

Chicago Transit Authority (Facilities-Engineering)
567 W Lake Street
Chicago, Illinois 60661

Attention: Joe Harmening
Proposed Coordinator

**SUBJECT: Proposed Street Vacation
6-inch and 12-inch Water Main Abandonment
N Harding Avenue – 310 feet to 700 feet NNL of W Lake Street
BES Project No. 23-06:070
OUC File No. VD-118344**

Mr. Harmening:

This correspondence is in response to an Office of Underground Coordination request for the proposed street vacation for the subject project. Final plans for the proposed development must be submitted to the DWM for review and approval prior to construction.

The Department of Water Management (DWM) - Water Section

This Department maintains an existing 6-inch and 12-inch water main located from approximately 22 feet to 25 feet east of the west property line of N Harding Avenue within the area proposed for vacation. In order to accommodate the proposed street vacation of N Harding Avenue, from approximately 451 feet to 852 feet north of the north property line of W Lake Street, the DWM must abandon in place approximately 298 feet of the existing 12-inch water main and 99 feet of the existing 6-inch water main by plugging the north run of the existing fire hydrant tee at approximately 310 feet north of the north property line of W Lake Street. DWM will also remove (1) existing fire hydrant at approximately 594 feet north of the north property line of W Lake Street.

The existing 12 -inch water main located from approximately 22 feet to 25 feet east of the west property line of N Harding Avenue from approximately 310 feet to 608 feet north of the north property line of W Lake Street is not fully amortized. The fixed unamortized cost for this existing water main abandonment is **\$34,130.86**.

Regarding the fire hydrant removal, the DWM will be responsible for excavation and backfill of the excavated areas after construction, but the CTA shall be responsible for all final restoration. Regarding the work to abandon the existing 6-inch and 12-inch water mains by plugging the hydrant tee, the DWM will excavate and perform all restoration. The CTA shall also be responsible for abandonment of existing water service appurtenances (meter vault, valve box, valve basin, etc.). The estimated cost for the DWM to perform its scope of work is **\$29,400.00**. This estimate is based on current rates (straight time), material, equipment and overhead charges, but actual costs will be submitted for payment upon completion of work.

Two (2) deposits in the amounts of **\$34,130.86** and **\$29,400.00**, payable to the City of Chicago is required. In order to receive an invoice for this deposit, send a copy of this letter to BPermits@cityofchicago.org via email. Print two (2) copies of each invoice and bring the invoices for payment to a City of Chicago payment center. Once payment has been made, the applicant should forward a copy of the receipt, stamped invoice, and copy of this letter to BPermits@cityofchicago.org. Upon receipt of the proof of payment, DWM will respond with copy of the BPermit.

Please forward all the CAD files and any resource/reference files for this project to the Chicago Department of Water Management - Water Section, 1000 E. Ohio Street, Office 307, Chicago, IL 60611, attention to Brian Santi or via email at Brian.Santi@dwmpmo.net do that they can be utilized to create the water main abandonment plans.

Existing fire hydrants must be visible and accessible at all times. All new curb installation adjacent to fire hydrants must be painted 'safety yellow' for 15 feet on each side of the fire hydrant except where the 15 foot dimension intersects a crosswalk, driveway or similar feature. In no case shall the installation of any proposed facility be closer than five (5) feet from a fire hydrant or fire hydrant lead.

If construction requires the use of water from a City fire hydrant, or adjustments or repairs are required to any City sewer facilities in proximity to the project site, permits must be obtained from the Department of Water Management, Water and Sewer Sections.

Any traffic and pedestrian protection structures such as canopies, scaffolding, jersey walls, construction barricades, etc., which are located within 10 feet of water main facilities will restrict this Department's continuous access to its facilities for maintenance or repair work. Therefore, should this Department require access to its existing facilities, the CTA (Facilities-Engineering) will be responsible for either removing the traffic and pedestrian protection structures or performing any necessary excavation required to provide this Department safe access to its existing facilities within 24-hour notice. Traffic and pedestrian protection structures must be installed to allow for complete accessibility to all DWM facilities, including fire hydrants, valve basins, sewer manholes, and catch basins.

Under new State of Illinois requirements, partial lead service line replacements are not allowed. Therefore, if your project requires lead service line replacements (or if this replacement is triggered by repair work undertaken as part of your project) this work will be performed by DWM (or by DWM contractors). The DWM costs for this replacement shall be assigned to the applicant as part of your project costs.

Extreme caution is to be taken to ensure that no facility owned and maintained by this Department is damaged during construction. If damage occurs to any facilities, the CTA (Facilities-Engineering) will be held responsible for the cost of repairing or replacing them. Please note that the details described above are valid for 90 days from the date of this letter, after which time, the CTA (Facilities-Engineering) will be responsible for re-submitting plans to this Department for review and revision of the estimate of cost, as needed. ***Failure to comply with the provisions in this correspondence may result in additional expenses to the proposed project to verify that all work conforms to DWM's standards.***

Page 3
Chicago Transit Authority (Facilities-Engineering)
January 10, 2024

If there are any questions regarding the water facilities, please contact Angela Krueger at Angela.Krueger@cityofchicago.org.

Sincerely,



Andrea R.H. Cheng, Ph.D., P.E.
Commissioner

RH

Email CC: DOB Plan Desk
Denis E. Riordan, Chief Plumbing Inspector

EXHIBIT D

Instructions: This below document must be reproduced on the applicant's letterhead, initialed/executed by same, and notarized:

DUTY TO BUILD AGREEMENT FOR CREATION OF NEW STREET/ALLEY


In support of my current application with the Chicago Department of Transportation's Public Way unit, for a dedication of my private property for new public way, I hereby state that I am the applicant or the company agent for the applicant company involved in the project, and that I have the authority to agree to the below terms of the dedication.

PLEASE INITIAL AGREEMENT:


Digitally signed by Joseph Harmening
DN: cn=Joseph Harmening, o=Chicago Transit Authority, ou=Real Estate, email=jharmening@transitchicago.com, c=US
Date: 2022.06.23 15:12:10 -05'00'

I am aware that I am responsible for the construction of all public and private rights of way (streets, alleys, etc) described on the Plat of Subdivision/Dedication associated with unique

CDOT FILE: _____


Digitally signed by Joseph Harmening
DN: cn=Joseph Harmening, o=Chicago Transit Authority, ou=Real Estate, email=jharmening@transitchicago.com, c=US
Date: 2022.06.23 15:12:10 -05'00'

I further understand that all rights of way (both public and private) must be built to City specifications as detailed in the most current version CDOT's Regulation for Openings, Construction and Repair in the Public Way.


Digitally signed by Joseph Harmening
DN: cn=Joseph Harmening, o=Chicago Transit Authority, ou=Real Estate, email=jharmening@transitchicago.com, c=US
Date: 2022.06.23 15:12:10 -05'00'

Lastly, I understand that construction deposits will be required to assure that the work is done correctly. An inspection will be conducted by the City upon completion of the work. The City of Chicago reserves the right to require demolition and reinstallation of any facilities that are judged to be sub par or that do not adhere to the City's standards.

Signed: Date: _____  Digitally signed by Joseph Harmening
DN: cn=Joseph Harmening, o=Chicago Transit Authority, ou=Real Estate, email=jharmening@transitchicago.com, c=US
Date: 2022.06.23 15:12:57 -05'00' 6/23/2022

Printed name: Title: _____ Joseph Harmening _____

Organization: _____ Chicago Transit Authority _____

Address with Zip: _____ 567 West Lake St., Chicago IL, 60661 _____

Phone / Fax: _____ 312-681-4111 _____

Email: _____ jharmening@transitchicago.com _____

Notary: _____