

INTERGOVERNMENTAL VACATION & OPENING 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 6001-6049 S. Calumet Avenue, 345-359 E. 60th Street, 363-379 E. 60th Street, 6000-6032 S. Dr. Martin Luther King Drive, are owned by the City of Chicago, an Illinois Municipal Corporation; and

WHEREAS, the City of Chicago, by and through its Department of Planning and Development ("Developer") proposes to assemble the adjacent lots and the portions of the public alley to be vacated and convey them to Sunshine Gospel Ministries, an Illinois not-for-profit corporation ("Assignee"); and

WHEREAS the Assignee intends to construct a community center campus that will offer a variety of cultural, educational health and economic development programs and services; 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 portions of public alley described in the following ordinance; now, therefore,

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

SECTION 1.

The OPENING of:

THE SOUTH 16 FEET OF LOT 4 IN FREDRICK H. BARTLETT'S SUBDIVISION OF LOTS 15, 16, 17, 18, 19 AND 20 IN PARKER'S RESUBDIVISION OF BLOCK 3 (EXCEPT LOT 18) AND ALL OF BLOCKS 1 AND 2 IN THE EAST HALF OF THE ORIGINAL SUBDIVISION OF LOT 4 IN WILSON, HEALD AND STEBBINGS SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID ABOVE DESCRIBED PARCEL CONTAINING 2,404 SQUARE FEET OR 0.055 ACRES, MORE OF LESS, as shaded and legally described by the words "**HEREBY OPENED**" 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 opened to public use as the same is intended for public benefit and the public interest will be subserved by such opening.

and

The VACATION of:

THAT PART OF A NORTH-SOUTH 20 FOOT WIDE PUBLIC ALLEY DEDICATED BY SNOW AND DICKINSON'S SUBDIVISION RECORDED OCTOBER 1, 1890 AS DOCUMENT 1345593, AND THAT PART OF A NORTH-SOUTH 18 FOOT WIDE PUBLIC ALLEY DEDICATED IN BLOCK 1 OF GUNN'S SUBDIVISION OF THE EAST 2/3 OF THE NORTH 1/2 OF LOT 3 RECORDED JUNE 17, 1874 AS DOCUMENT 174820, AND THAT PART OF A NORTH-SOUTH 18 FOOT WIDE PUBLIC ALLEY, TOGETHER WITH THAT PART OF THE NORTH HALF OF AN EAST-WEST 8 FOOT WIDE PUBLIC ALLEY DEDICATED IN BLOCK 1 OF THE SUBDIVISION OF THE EAST 2/3 OF THE SOUTH 1/2 OF LOT 3 RECORDED JULY 1, 1895 AS DOCUMENT 224013, AND THAT PART OF THE SOUTH HALF OF SAID EASTWEST 8 FOOT WIDE PUBLIC ALLEY, TOGETHER WITH THAT PART OF A NORTH-SOUT 16 FOOT WIDE PUBLIC ALLEY DEDICATED IN BLOCK 1 OF PARKER'S RESUBDIVISION OF BLOCK 3 (EXCEPT LOT 18) AND ALL OF BLOCKS 1 AND 2 RECORDED FEBRUARY 25, 1875 AS DOCUMENT 15531, ALL IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHWEST CORNER OF LOT 4 IN SAID SNOW AND DICKINSON'S SUBDIVISION, SAID CORNER ALSO BEING ON THE EAST LINE OF SAID NORTH-SOUTH 20-FOOT WIDE PUBLIC ALLEY; THENCE SOUTH 01 DEGREES 39 MINUTES 28 SECONDS EAST, ALONG SAID EAST LINE, 118.86 FEET TO THE NORTH LINE OF LOT 1 IN BLOCK 1 OF SAID GUNN'S SUBDIVISION; THENCE SOUTH 88 DEGREES 13 MINUTES 02 SECONDS WEST, ALONG SAID NORTH LINE, 0.89 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, SAID CORNER ALSO BEING ON THE EAST LINE OF SAID NORTHSOUTH 18-FOOT WIDE PUBLIC ALLEY; THENCE SOUTH 01 DEGREES 37 MINUTES 36 SECONDS EAST, ALONG SAID EAST LINE, 227.45 FEET TO THE SOUTHWEST CORNER OF LOT 4 IN BLOCK 1 OF SAID SUBDIVISION OF THE EAST 2/3 OF THE SOUTH 1/2 OF LOT 3, SAID CORNER ALSO BEING ON THE NORTH LINE OF SAID EAST-WEST 8-FOOT WIDE PUBLIC ALLEY; THENCE NORTH 88 DEGREES 11 MINUTES 51 SECONDS EAST, ALONG SAID NORTH LINE, 178.79 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4, SAID CORNER ALSO BEING ON THE WEST LINE OF S. DR. MARTIN LUTHER KING JR. DRIVE; THENCE SOUTH 01 DEGREES 37 MINUTES 12 SECONDS EAST, ALONG SAID WEST LINE, 8.00 FEET TO THE NORTHEAST CORNER OF THE VACATED PORTION OF S. LAKE PARK AVENUE VACATED BY ORDINANCE RECORDED JANUARY 3, 1906 AS DOCUMENT 3803272; THENCE SOUTH 88 DEGREES 11 MINUTES 51 SECONDS WEST, ALONG THE NORTH LINE OF SAID VACATED S. LAKE PARK AVENUE AND THE SOUTH LINE OF SAID EAST-WEST 8-FOOT WIDE PUBLIC ALLEY, 187.27 FEET TO A BEND POINT; THENCE SOUTH 43 DEGREES 17 MINUTES 03 SECONDS WEST, ALONG A SOUTHEASTERLY LINE OF SAID PUBLIC ALLEY, 7.08 FEET TO THE EAST LINE OF SAID NORTH-SOUTH 16-FOOT WIDE PUBLIC ALLEY; THENCE SOUTH 01 DEGREES 37 MINUTES 44 SECONDS EAST, ALONG SAID EAST LINE, 121.10 FEET TO THE EASTERLY EXTENSION OF A LINE 16.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF LOT 4 IN FREDERICK H. BARTLETT'S SUBDIVISION RECORDED DECEMBER 23, 1910 AS DOCUMENT 4683082; THENCE SOUTH 88 DEGREES 08 MINUTES 45 SECONDS WEST, ALONG SAID EASTERLY EXTENSION, 16.00 FEET TO A POINT ON THE WEST LINE OF SAID NORTH-SOUTH 16-FOOT WIDE PUBLIC ALLEY; THENCE NORTH 01 DEGREES 37 MINUTES 44 SECONDS WEST, ALONG SAID WEST LINE, 121.12 FEET TO A BEND POINT; THENCE NORTH 46 DEGREES 42 MINUTES 57 SECONDS WEST, ALONG A SOUTHWESTERLY LINE OF SAID ALLEY, 7.06 FEET TO A POINT ON THE SOUTH LINE OF SAID EAST-WEST 8-FOOT WIDE PUBLIC ALLEY; THENCE SOUTH 88 DEGREES 11 MINUTES 51 SECONDS WEST, ALONG SAID SOUTH LINE, 145.25 FEET TO NORTHWEST CORNER OF LOT 1 IN SAID FREDERICK H. BARTLETT'S SUBDIVISION, SAID CORNER

ALSO BEING ON THE EAST LINE OF S. CALUMET AVENUE; THENCE NORTH 01 DEGREES 38 MINUTES 22 SECONDS WEST, ALONG SAID EAST LINE, 8.00 FEET TO THE SOUTHWEST CORNER OF LOT 5 IN BLOCK 1 OF SAID SUBDIVISION OF THE EAST 2/3 OF THE SOUTH 1/2 OF LOT 3, SAID CORNER ALSO BEING ON THE NORTH LINE OF SAID EAST-WEST 8-FOOT WIDE PUBLIC ALLEY; THENCE NORTH 88 DEGREES 11 MINUTES 51 SECONDS EAST, ALONG SAID LINE, 161.72 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5, SAID CORNER ALSO BEING ON THE WEST LINE OF SAID NORTH-SOUTH 18-FOOT WIDE PUBLIC ALLEY; THENCE NORTH 01 DEGREES 37 MINUTES 36 SECONDS WEST, ALONG SAID WEST LINE, 227.46 FEET TO THE NORTHEAST CORNER OF LOT 8 IN BLOCK 1 OF SAID GUNN'S SUBDIVISION; THENCE SOUTH 88 DEGREES 13 MINUTES 02 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 8, A DISTANCE OF 1.11 FEET TO THE SOUTHEAST CORNER OF LOT 5 IN RESUBDIVISION OF LOT 5 IN SNOW AND DICKINSON'S SUBDIVISION RECORDED MARCH 24, 1910 AS DOCUMENT 452905, SAID CORNER ALSO ON THE WEST LINE OF SAID NORTH-SOUTH 20-FOOT WIDE PUBLIC ALLEY; THENCE NORTH 01 DEGREES 39 MINUTES 28 SECONDS WEST, ALONG SAID WEST LINE, 118.89 FEET TO THE NORTHEAST CORNER OF SAID LOT 5, SAID CORNER ALSO BEING ON THE SOUTH LINE OF E. 60TH STREET; THENCE NORTH 88 DEGREES 18 MINUTES 59 SECONDS EAST, ALONG SAID SOUTH LINE, 20.00 FEET AND THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, SAID ABOVE DESCRIBED PARCEL CONTAINING 11,383 SQUARE FEET OR 0.261 ACRES, MORE OR LESS, as shaded and legally described by the words "HEREBY VACATED" on the plat hereto attached as **EXHIBIT B**, 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 vacations.

SECTION 2. The City of Chicago hereby reserves for the benefit of Commonwealth Edison and its successors, 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 alleys herein vacated, with the right of ingress and egress. 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 structures or obstructions shall occur or be placed over the area herein vacated without express written release of easement. Any future Developer or Assignee-prompted relocation of facilities lying within the area being vacated will be accomplished by the utility, and be done at the expense the requester.

SECTION 3. The Alley Vacations and the Alley Opening are accepted upon the express condition that within five hundred and sixty-seven (567) days of passage, the City Council must approve a redevelopment agreement for the same areas as shown in Exhibits A and B.

SECTION 4. Prior to recording, the Assignee shall deposit in the City Treasury of the City of Chicago, a security deposit in the amount sufficient to defray the costs of removing paving and curb returns and constructing the new public alley, in accordance with the current version of the Chicago Department of Transportation *Regulations for Opening, Repair and Construction in the Public Way* and its appendices, and as agreed to by the Assignee in the Duty to Build Agreement attached as **EXHIBIT C** and hereby made a part of this ordinance. Request for final field inspection and approval of the Assignee'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 service fees.

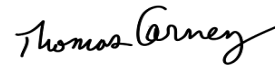
SECTION 5. The Developer and its Assignee acknowledge that, upon recordation of this ordinance and the associated plat of vacation as provided for herein, the eight inch (8") sewer pipe and appurtenances within the areas to be vacated shall become private property and maintenance responsibility of the Assignee. During the course of any abandonment or modification of these facilities, or during the required construction of the new public sewer in the area herein Opened, plans must be reviewed, approved and permitted by the Department of Water Management, Sewer Design Section prior to the commencement of work. The Assignee, upon recordation of this ordinance acknowledges that it is responsible for the construction of sewers to drain the new public alley, and that a returnable security deposit will be required for this work. The Assignee further acknowledges that the acceptance of the new sewer will be through City Council action only, as described along with additional terms, in the attached **EXHIBIT D**.

SECTION 6. The vacations and opening herein provided for are further made upon the express condition that within five hundred and sixty-seven (567) days after the passage of this ordinance, DPD or its assign shall file or cause to be filed for recordation with the Office of the Cook County Clerk/ Recordings Division, Illinois the 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 7. This ordinance supersedes the opening and vacation ordinance passed on June 12, 2024, and published in the Journal of the Proceedings of the City Council for such date at pages 13374 through 13386.

SECTION 8. This ordinance shall take effect and be in force from and after its passage, approval and publication. The Vacations and Opening shall take effect and be in force from and after the recording of the published ordinance and approved plats.

Vacation & Opening Approved:



Thomas Carney
Commissioner
Department of Transportation

Introduced By:



Honorable Jeanette Taylor
Alderman, 20th Ward

CDOT File Number:

15-20-23-4052
