

INTERGOVERNMENTAL VACATION AND 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 City owns the properties commonly known as 6001-6049 S. Calumet Avenue, 345-359 E. 60th Street, 363-379 E. 60th Street, and 6000-6032 S. Dr. Martin Luther King Drive; and

WHEREAS, the City, by and through its Department of Planning and Development ("Developer"), proposes to assemble the above-referenced parcels with the portions of the public alleys to be vacated and, pursuant to a separate ordinance, convey them to Sunshine Gospel Ministries, an Illinois not-for-profit corporation ("Assignee"); and

WHEREAS, 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 can enhance public access by opening to traffic new rights of way, or widening existing rights of way, from adjacent publicly owned lots; and

WHEREAS the City, by and through its Department of Transportation ("CDOT"), seeks to open as public right of way an approximately 16 ft. by 150 ft. City-owned parcel located within the block bounded by S. Calumet Avenue, E. 60th Street, S. Dr. Martin Luther King Jr. Drive and E. 61st Street; 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 portions of public alley described below; 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 EAST-WEST 8 FOOT WIDE PUBLIC ALLEY, TOGETHER WITH THAT PART OF A NORTH-SOUTH 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 NORTH-SOUTH 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 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 an 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 vacations and the opening are conditioned upon the City Council of the City, within 180 days following the passage of this ordinance, authorizing

Developer to enter into an agreement for the sale and redevelopment of all or a portion of the land described by the words "HEREBY VACATED" on the plat hereto attached as **EXHIBIT B**.

SECTION 4. Prior to the recording of this ordinance and the associated plats, the Assignee shall deposit in the City Treasury of the City, a security deposit in an 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 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. Developer and 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 the 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. 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. 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 two hundred and seventy (270) days after the passage of this ordinance, Developer or Assignee shall file or cause to be filed for recordation with the Office of the Clerk of Cook County, Illinois, Recordings Division, 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.

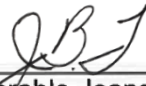
SECTION 7. This ordinance shall take effect and be in force from and after its passage and publication. The vacations and opening shall take effect and be in force from and after the recording of the published ordinance and approved plats, subject to the satisfaction of the condition set forth in Section 3 above.

Vacation & Opening Approved



Thomas Carney
Commissioner
Department of Transportation

Introduced By:



Honorable Jeanette Taylor
Alderman, 20th Ward

CDOT File Number:

15-20-23-4052

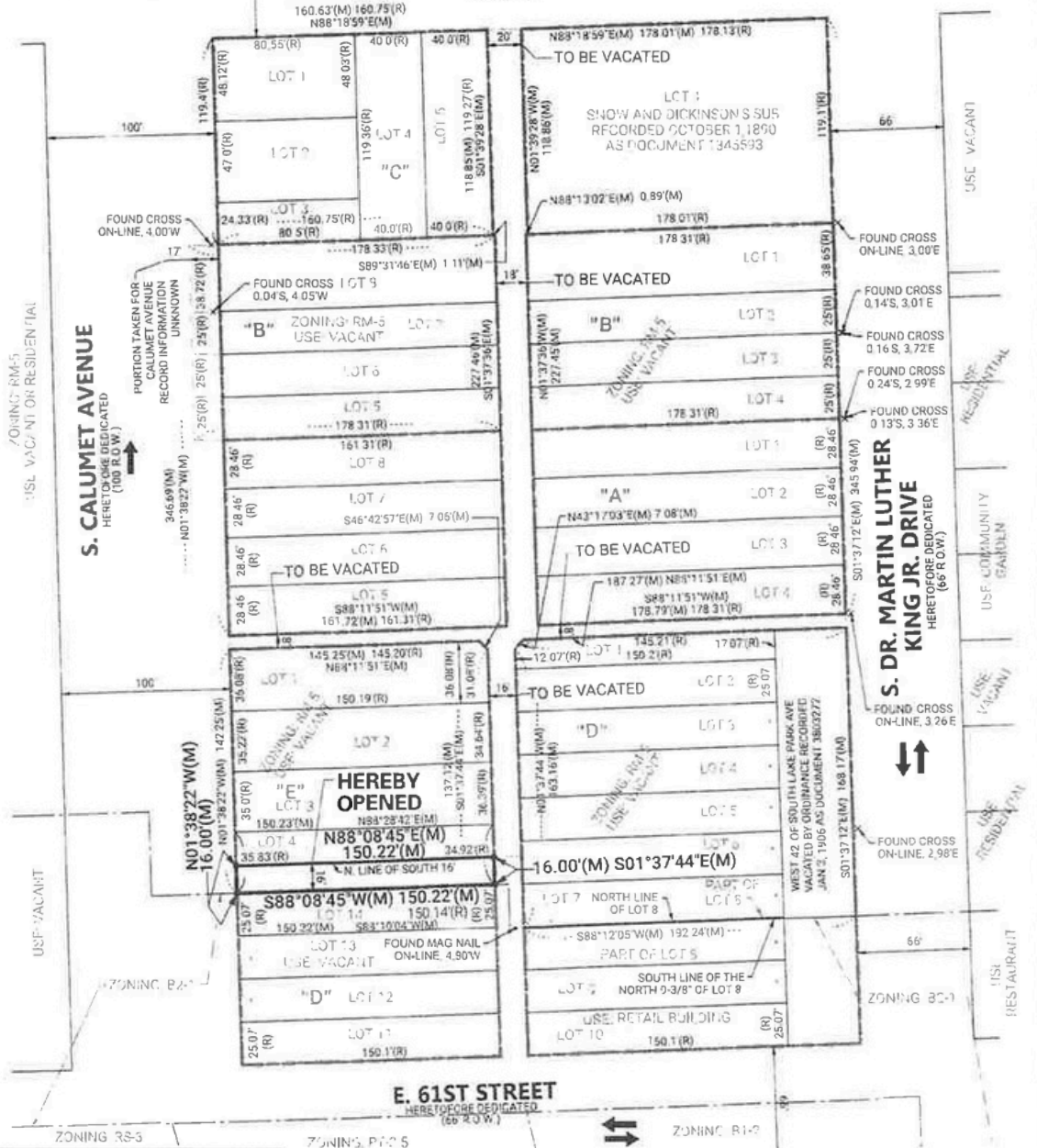
EXHIBIT "A" PLAT OF OPENING

ZONING RM-5
USE: RESIDENTIAL

ZONING POS-1
USE: PARK

E. 60TH STREET
HERETOFORE DEDICATED
(66' R.O.W.)

SCALE 1" = 60'
0 30 60



LEGEND

- BOUNDARY LINE
- EXISTING RIGHT-OF-WAY OR LOT LINE
- EXISTING ZONING LIMITS
- EXISTING SUBDIVISION LIMITS
- 00.00'(M) = MEASURED
- 00.00'(R) = RECORD
- IP = IRON PIPE
- IR = IRON ROD
- TRAFFIC FLOW DIRECTION
- 5/8" IR TO BE SET AT CORNER
- TO BE VACATED
- PUBLIC ALLEY
- HEREBY OPENED FOR PUBLIC RIGHT OF WAY

CDOT#15-20-23-4052

E. 61ST STREET
HERETOFORE DEDICATED
(66' R.O.W.)

ZONING RM-5

ZONING POS-1

ZONING RM-5

ZONING POS-1

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ZONING POS-1

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ZONING RM-5

ZONING POS-1

ZONING RM-5

ZONING POS-1



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 V. Higgins Road, Suite 703
Rolling Meadows, IL 60018
Phone: (847) 896-4660 Fax: (847) 896-4065

JOB NO: 12373 SHEET: 1 OF 2

FILENAME: 12373OPEN-01

EXHIBIT "A"
PLAT OF OPENING

AFFECTED PIN
20-15-311 010-0000

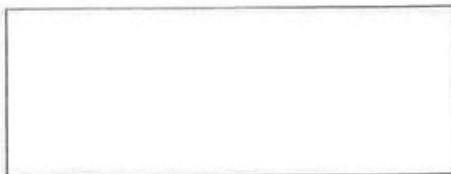
LEGAL DESCRIPTION:

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 OR LESS.

SURVEYOR'S NOTES:

1. ALL DIMENSIONS SHOWN HEREON ARE MEASURED UNLESS NOTED.
2. BASIS OF BEARINGS: TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE.
3. NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THE PLAT.
4. PREPARED FOR/AND MAIL TO:
SUNSHINE COMMUNITY CENTER
C/O CHICAGO NEIGHBORHOOD INITIATIVES
1000 EAST 11TH STREET
10TH FLOOR
CHICAGO, ILLINOIS 60628
5. LAST DATE OF FIELD WORK: JANUARY 27, 2023.
6. OPENED PARCELS WILL BE MONUMENTED WITH 5/8" IRON ROD OR A CROSS CUT IN CONCRETE.

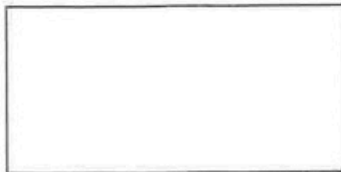
B1-2 = NEIGHBORHOOD SHOPPING DISTRICT
B2-1 = NEIGHBORHOOD MIXED-USE DISTRICT
POS-1 = PARKS AND OPEN SPACE DISTRICT
RM-5 = RESIDENTIAL MULTI-UNIT DISTRICT
RS-3 = RESIDENTIAL SINGLE-UNIT DISTRICT
RT-3.5 = RESIDENTIAL TWO-FLAT, TOWNHOUSE AND MULTI-UNIT DISTRICT



COOK COUNTY



CHICAGO DEPARTMENT OF TRANSPORTATION



CHICAGO DEPARTMENT OF FINANCE

STATE OF ILLINOIS)
COUNTY OF COOK)

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

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 OPENING WITH THE COOK COUNTY RECORDER'S OFFICE.

GIVEN UNDER OUR HAND AND SEAL THIS 7th DAY OF MARCH, 2024, IN ROSEMONT, ILLINOIS

Rebecca Y. Popeck
REBECCA Y. POPECK, I.P.L.S. No. 055-3642
LICENSE EXPIRES: 11-30-2024

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



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

3575 N. Higgins Road, Suite 703
Rosemont, Illinois 60018
Phone: 847-508-4050 Fax: 847-696-4365

JOB NO: 12373 SHEET: 2 OF 2

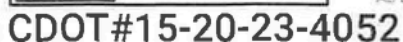
FILENAME: 12373OPEN-01

CDOT#15-20-23-4052

ZONING: RM-5
USE: RESIDENTIAL

CROSS FOUND 5.81'S

ZONING: PDS-1
USE: PARK



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

Higgins Road Suite 700
Rosenmont Illinois 60013
1060 Fax: (847) 696-1065

JOB NO: 12373 SHEET: 1 OF 2
FILENAME 12373VAC-01

EXHIBIT "B"
PLAT OF VACATION

LEGAL DESCRIPTION:

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 EAST-WEST 8 FOOT WIDE PUBLIC ALLEY, TOGETHER WITH THAT PART OF A NORTH-SOUTH 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 NORTH-SOUTH 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. 80TH 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.

B1-2 = NEIGHBORHOOD SHOPPING DISTRICT
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RS-3 = RESIDENTIAL SINGLE-UNIT DISTRICT
RT-3.5 = RESIDENTIAL TWO-FLAT, TOWNHOUSE
AND MULTIFAMILY DISTRICT

SURVEYOR'S NOTES:

1. ALL DIMENSIONS SHOWN HEREON ARE MEASURED UNLESS NOTED.

2. BASIS OF BEARINGS: TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE.

3. NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THE PLAT.

4. PREPARED FOR/AND MAIL TO:
SUNSHINE COMMUNITY CENTER
C/O CHICAGO NEIGHBORHOOD INITIATIVES
1000 EAST 11TH STREET
10TH FLOOR
CHICAGO, ILLINOIS 60628

5. LAST DATE OF FIELD WORK: JANUARY 27, 2023.

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COUNTY OF COOK)

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 VACATION A PUBLIC ALLEY AS SHOWN, AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID VACATION.

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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 21 DAY OF MARCH, 2024, IN ROSEMONT, ILLINOIS

Rebecca Y. Popeck
REBECCA Y. POPECK, P.L.S., No. 055-3642
LICENSE EXPIRES: 11-30-2024

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

ADJOINING PINS

20-15-311-001	LOTS 1-3
20-15-311-002	LOT 4
20-15-311-003	LOT 5
20-15-311-004	LOT 8
20-15-311-005	LOTS 5-7
20-15-311-006	LOTS 5-8
20-15-311-007	LOT 1
20-15-311-008	LOT 2
20-15-311-009	LOT 3
20-15-311-010	LOT 4
20-15-311-012	LOT 4
20-15-311-013	LOT 1
20-15-311-014	LOTS 2-4
20-15-311-015	LOTS 1-4
20-15-311-016	LOTS 1-5
20-15-311-017	LOTS 6-7 PT OF LOT 8

CHICAGO DEPARTMENT OF TRANSPORTATION

CHICAGO DEPARTMENT OF FINANCE

COOK COUNTY

CDOT#15-20-23-4052



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9675 W. Higgins Road, Suite 700
Rosemont, Illinois 60018
Phone: (647) 696-0602 Fax: (647) 696-1255

JOB NO: 12373 SHEET: 2 OF 2

FILENAME: 12373VAC-01

EXHIBIT C



DUTY TO BUILD AGREEMENT FOR CREATION OF NEW STREET/ALLEY

Proposed Dedication of Alley – Sunshine Community Center
343-359 E. 60th Street / 6000-6036 S. King Drive / 6001-6049 S. Calumet Avenue

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 application or the company agent for the applicant company involved in the project, and I have the authority to agree to the below terms of the dedication.

Please Initial Agreement

KS

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 Dedication associated with unique

CDOT FILE: 15-20-23-4052

KS

I further understand that all rights of way being dedicated must be built to standard City specifications as detailed in the most current version of CDOT's Regulation for Openings, Construction and Repair in the Public Way; with lighting in the public way designed and approved in accordance with the CDOT Electrical Design Standards both of which are shown at the CDOT Maps and Plats website.

KS

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: Kimberly Salley
Printed name: Kimberly Salley
Full Address: 500 East 61st Street, Chicago, IL 60637

Date: June 13, 2023
Title: Executive Director

Organization Name: Sunshine Gospel Ministries

Phone/fax: 773-904-9800

Email: kimberly@sunshinegospel.org

Subscribed and sworn to before me this
4th day of June, 2023

Jennifer A Bentley
Notary Public



EXHIBIT D



CITY OF CHICAGO

DEPARTMENT OF WATER MANAGEMENT

February 22, 2024

City of Chicago
Department of Transportation
Division of Project Development / PUBLIC WAY
2 N. LaSalle Street, Suite 950
Chicago, IL 60602-2570

Attn: Mr. Jai Kalayil
Deputy Commissioner

Re: Proposed Alley Vacation and Opening Ordinance
20th Ward
For: Taft Stettinius & Hollister LLP

REVISED

**Alley Vacation and Opening in the block bounded by S Calumet Avenue, E 60th Street,
S King Drive, and E 61st Street.**

OUC File No. VD-123012
M&P Project No. 15-20-23-4052
Water Atlas Page 482
Sewer Atlas Page 38-2-34

Dear Mr. Kalayil:

This letter supersedes the previous version of this letter dated November 3, 2023.

This letter is in response to your inquiry concerning the proposed alley vacation and opening. After reviewing our records, we have determined the following:

I) The Department of Water Management - Water Section

There are no water facilities within the limits of the area proposed for vacation and opening. Therefore, the Water Section has no objection to the proposed vacation and opening.

All water services no longer in use must be permanently terminated as part of the proposed development by permit per DWM standards.

For questions regarding water facilities, please contact Andrew McFarland at andrew.mcfarland@cityofchicago.org.

II) The Department of Water Management - Sewer Section

- I. Alley Vacation:** Based on the sewer records the following public sewers and associated structures are present within the areas proposed for vacation:

1. There is an 8-inch public sewer and appurtenances in North-South alley east of S Calumet Ave from approximately 250 feet north of E 61st St to approximately 220 feet north of E 61st St, bounded by E Calumet Ave to the west and S Dr Martin Luther King Drive to the east.

2. There is an 8-inch public sewer and appurtenances in East-West alley south of E 60th St from S Martin Luther King Dr to approximately 200 feet west of S Martin Luther King Dr, bounded by E 60th St to the North and E 61st St to the south.

II. **Alley Opening:** Based on the sewer records there are no public sewers and appurtenances within the proposed East-West Alley Opening, North of 61st Street from S Calumet Ave to the north-south alley east of S Calumet, Bounded by E 60th St to the North, E 61st St to the south, S Calumet Ave to the West and S Martin Luther King Dr to the East.

III. **Alley Opening and Vacation Requirements:** The Sewer Section has no objection to the proposed opening and vacation, provided the following are part of the ordinance:

1. The sewers and appurtenances in (I.1) and (I.2) are solely serving the beneficiary, the beneficiary must assume ownership of these sewer facilities.
2. These sewer facilities will be the private property of the beneficiary. The beneficiary must assume all liability for these facilities and be responsible for all maintenance and repairs for their reuse.
3. If and when the existing private main sewers and appurtenances are abandoned, the abandonment plans must meet the Department of Water Management, Sewer Design Section's requirements. Any sewers to be abandoned must be plugged at the mainline connection.
4. Based on topographical survey, the remaining portion of the existing public alley that will not be vacated is draining north towards the area proposed to be vacated. To facilitate proper drainage, the beneficiary must install new sewer infrastructure as needed for both the remaining portion of the existing public alley and the proposed alley opening.
5. An insurance deposit is required from the beneficiary in case the beneficiary is unable to successfully complete the construction of the drainage requirements to the area. The deposit allows the Department of Water Management (DWM) Sewer Section to finalize any remaining work. The specified deposit for the Sewer section is set at \$136,619.01 and must be forwarded to the Department of Water Management. These estimates are based on current rates for labor, materials, equipment and overhead charges, but actual costs will be billed to the beneficiary upon DWM's completion of the work.

A certified check, payable to the City of Chicago, must be hand delivered to the Department of buildings, Plumbing Permit and Plan Section, 121 North LaSalle Street, Room 906, Chicago, Illinois, 60602, 312-744-7060, with a copy of this memo.

6. A copy of the deposit receipt must be sent to Alexander Huynh at alexander.huynh@cityofchicago.org and Anupam Verma at Anupam.verma@cityofchicago.org
7. Private structures are not allowed in the public right of way without an ordinance established by the City Council. Existing private structures must be relocated into private property, abandoned or established through a City Council ordinance.
8. It is the owner's / developer's responsibility to provide proper drainage for the areas affected by the opening and vacation. When the final plans are available, the owner's / developer's engineering staff must discuss those plans with Sewer Section

Engineering Personnel. The plans must be submitted through the OUC-EFP review process.

9. Please be advised that any underground sewer work, including the public main sewers and sewer structures associated with the proposed openings, must be submitted for review and installed at the expense of the beneficiary. The maintenance of the public sewers and sewer structures will be accepted by the Department of Water Management only, after physical and videotape inspection approved by the Department of Water Management.
10. Permits are required to be obtained by a Licensed Drainlayer from the Department of Buildings - Sewer Permit Section for all underground sewer work, in both the public way and on private property. As-built plans of the public sewer and combined public main sewers indicating the street location of the main sewer(s) and appurtenances must be submitted to the Department of Water Management for record purposes within 30 days of completion.
11. Please be advised that any development creating more than 7,500 sq-ft of at grade impervious surface or disturbs a land area more than 15,000 sq-ft shall be subject to the regulated development requirements of DWM's Stormwater Regulations and must go through DOB Stormwater review.

If there are any questions regarding the sewer facilities, contact Alexander Huynh at 312-744-4420 and Anupam Verma at 312-744-4420.

Very truly yours,

Randy Conner JV

Randy Conner
Commissioner