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PUBLIC ALLEY OPENING & DEDICATION

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, cooperating with adjacent private property owners can enhance public access by combining efforts to leverage assets and encourage adjacent development by creating new rights of way to serve those sites and the surrounding communities; and

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

SECTION 1. The Commissioner of the Chicago Department of Transportation, or her designee, is hereby authorized and directed to approve the dedication of certain portions of properties owned by Northwestern Memorial Healthcare ("Developer"), and various individual private home owners, for use as a public alley in the block bounded by E. 48th Street, E. 49th Street, S. Cottage Grove Avenue and S. Evans Avenue, and as legally described in the attached plat of dedication (**EXHIBIT A**, CDOT File: 10-04-23-4036) which, for greater certainty, is hereby made a part of this ordinance, said areas being described by the words "**HEREBY DEDICATED**". To be dedicated:

THAT PART OF JOSEPH CORMACK'S SUBDIVISION OF LOT 1 AND THE NORTH 32.5 FEET OF LOT 2 IN ELISHA BAYLEY'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT 2751201 ON NOVEMBER 7, 1898, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1 IN SAID JOSEPH CORMACK'S SUBDIVISION, ALSO BEING THE SOUTH RIGHT OF WAY LINE OF E. 48TH STREET AS WIDENED BY ORDER OF POSSESSION AND RECORDED JUNE 16, 1897 AS DOCUMENT NUMBER 2552533 AND THE WEST RIGHT OF WAY LINE OF S. COTTAGE GROVE AVENUE AS WIDENED BY ORDER OF POSSESSION AND RECORDED JANUARY 20, 1893 AS DOCUMENT NUMBER 1803741; THENCE SOUTH 88 DEGREES 22 MINUTES 29 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 1, 116.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 24 MINUTES 54 SECONDS EAST, ALONG A LINE 116 FEET WEST OF AND PARALLEL WITH THE SAID WEST LINE OF S. COTTAGE GROVE AVENUE, 100.05 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE SOUTH 88 DEGREES 22 MINUTES 29 SECONDS WEST, ALONG SAID SOUTH LINE, 4.14 FEET TO THE WEST LINE OF SAID LOT 1; THENCE NORTH 01 DEGREES 26 MINUTES 21 SECONDS WEST, ALONG SAID WEST LINE, 100.05 FEET, TO THE NORTH LINE OF SAID LOT 1; THENCE NORTH 88 DEGREES 22 MINUTES 29 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 1, 4.20 FEET TO THE POINT OF BEGINNING, CONTAINING 417 SQUARE FEET, 0.0096 ACRES MORE OR LESS.

TOGETHER WITH: THAT PART OF ELISHA BAYLEY'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE EAST

1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JULY 12, 1858, ANTE FIRE, IN COOK COUNTY ILLINOIS, DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF LOT 1 IN SAID JOSEPH CORMACK'S SUBDIVISION, ALSO BEING THE SOUTH RIGHT OF WAY LINE OF E. 48TH STREET AS WIDENED BY ORDER OF POSSESSION AND RECORDED JUNE 16, 1897 AS DOCUMENT NUMBER 2552533 AND THE WEST RIGHT OF WAY LINE OF S. COTTAGE GROVE AVENUE AS WIDENED BY ORDER OF POSSESSION AND RECORDED JANUARY 20, 1893 AS DOCUMENT NUMBER 1803741; THENCE SOUTH 88 DEGREES 22; THENCE SOUTH 01 DEGREES 24 MINUTES 54 SECONDS EAST, ALONG SAID WEST LINE, 284.57 FEET, TO THE NORTH LINE OF THE SOUTH 80 FEET OF LOT 3 IN SAID BAYLEY'S SUBDIVISION; THENCE SOUTH 88 DEGREES 22 MINUTES 33 SECONDS WEST, ALONG SAID NORTH LINE, 116.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 24 MINUTES 54 SECONDS EAST, ALONG A LINE 116 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF S. COTTAGE GROVE AVENUE, 212.53 FEET, TO THE SOUTH LINE OF LOT 4 IN SAID BAYLEY'S SUBDIVISION, THENCE SOUTH 88 DEGREES 22 MINUTES 33 SECONDS WEST, ALONG SAID SOUTH LINE, 14.14 FEET; THENCE NORTH 01 DEGREES 24 MINUTES 54 SECONDS WEST, 66.26 FEET; THENCE SOUTH 88 DEGREES 22 MINUTES 33 SECONDS WEST, 2.76 FEET; THENCE NORTH 01 DEGREES 28 MINUTES 48 SECONDS WEST, 33.13 FEET; THENCE NORTH 01 DEGREES 41 MINUTES 20 SECONDS WEST, 33.13 FEET; THENCE NORTH 01 DEGREES 24 MINUTES 54 SECONDS WEST, 30.00 FEET, THENCE NORTH 01 DEGREES 20 MINUTES 25 SECONDS WEST, 50.00 FEET TO THE NORTH LINE OF THE SOUTH 80 FEET OF SAID LOT 3; THENCE NORTH 88 DEGREES 22 MINUTES 33 SECONDS WEST, ALONG SAID NORTH LINE, 17.03 FEET TO THE POINT OF BEGINNING, CONTAINING 3,428 SQUARE FEET, 0.0787 ACRES MORE OR LESS, WITH THE TOTAL AREA OF ALL SAID ABOVE PARCELS DESCRIBED BEING 3,845 SQUARE FEET OR 0.0883 ACRES, MORE OR LESS.

SECTION 2. The City of Chicago shall legally open to public traffic all other areas as shaded and legally described by the words "**HEREBY OPENED**" on the plat of opening hereto attached as **EXHIBIT B**, which plat for greater certainty, is hereby made a part of this ordinance, be and the same is hereby opened to vehicular traffic as the same is intended for public use and the public interest will be subserved by such opening. To be Opened:

THAT PART OF ELISHA BAYLEY'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JULY 12, 1858, ANTE FIRE; TOGETHER WITH PART OF JOSEPH CORMACK'S SUBDIVISION OF LOT 1 AND THE NORTH 32.5 FEET OF LOT 2 IN ELISHA BAYLEY'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT 2751201 ON NOVEMBER 7, 1898, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1 IN SAID JOSEPH CORMACK'S SUBDIVISION, ALSO BEING THE SOUTH RIGHT OF WAY LINE OF E. 48TH STREET AS WIDENED BY ORDER OF POSSESSION AND RECORDED JUNE 16, 1897 AS DOCUMENT

NUMBER 2552533 AND THE WEST RIGHT OF WAY LINE OF S. COTTAGE GROVE AVENUE AS WIDENED BY ORDER OF POSSESSION AND RECORDED JANUARY 20, 1893 AS DOCUMENT NUMBER 1803741; THENCE SOUTH 01 DEGREES 24 MINUTES 54 SECONDS EAST, ALONG THE WEST LINE OF COTTAGE GROVE AVENUE, 100.05 FEET, TO THE SOUTH LINE OF SAID LOT 1; THENCE SOUTH 88 DEGREES 22 MINUTES 29 SECONDS WEST ALONG SAID SOUTH LINE, 116.00 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 24 MINUTES 54 SECONDS EAST, ALONG A LINE 116.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF COTTAGE GROVE AVENUE, 184.52 FEET TO THE NORTH LINE OF THE SOUTH 80 FEET OF LOT 3 IN SAID ELISHA BAYLES SUBDIVISION; THENCE SOUTH 88 DEGREES 22 MINUTES 33 SECONDS WEST, ALONG SAID NORTH LINE OF THE SOUTH 80 FEET OF LOT 3, 17.03 FEET; THENCE NORTH 01 DEGREES 26 MINUTES 51 SECONDS WEST, 102.31 FEET, TO THE SOUTH LINE OF THE NORTH 82.50 OF LOT 2 IN SAID ELISHA BAYLES SUBDIVISION; THENCE NORTH 88 DEGREES 22 MINUTES 33 SECONDS EAST, ALONG SAID SOUTH LINE, 16.00 FEET; THENCE NORTH 01 DEGREES 26 MINUTES 51 SECONDS WEST, 82.20 TO THE SOUTH LINE OF LOT 1 IN SAID JOSEPH CORMACK'S SUBDIVISION; THENCE NORTH 88 DEGREES 22 MINUTES 29 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 1, 1.14 FEET TO THE POINT OF BEGINNING, CONTAINING 1,837 SQUARE FEET, 0.0422 ACRES MORE OR LESS.

TOGETHER WITH: THAT PART OF LOT 5 IN ELISHA BAYLEY'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JULY 12, 1858, ANTE FIRE; IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1 IN SAID JOSEPH CORMACK'S SUBDIVISION, ALSO BEING THE SOUTH RIGHT OF WAY LINE OF E. 48TH STREET AS WIDENED BY ORDER OF POSSESSION AND RECORDED JUNE 16, 1897 AS DOCUMENT NUMBER 2552533 AND THE WEST RIGHT OF WAY LINE OF S. COTTAGE GROVE AVENUE AS WIDENED BY ORDER OF POSSESSION AND RECORDED JANUARY 20, 1893 AS DOCUMENT NUMBER 1803741; THENCE SOUTH 01 DEGREES 24 MINUTES 54 SECONDS EAST, ALONG SAID WEST LINE OF COTTAGE GROVE AVENUE, 497.10 FEET, TO THE NORTH LINE OF LOT 5 IN SAID ELISHA BAYLEY'S SUBDIVISION; THENCE SOUTH 88 DEGREES 22 MINUTES 33 SECONDS WEST ALONG SAID NORTH LINE, 116.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 24 MINUTES 54 SECONDS EAST, ALONG A LINE 116.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF COTTAGE GROVE AVENUE, 99.52 FEET TO THE NORTH LINE OF E. 49TH AVENUE, AS WIDENED BY ORDER OF POSSESSION AND RECORDED DECEMBER 19, 1891, AS DOCUMENT NUMBER 1803740; THENCE SOUTH 88 DEGREES 22 MINUTES 33 SECONDS WEST, ALONG SAID NORTH LINE, 10.02 FEET TO THE WEST LINE OF THE EAST 9.66 FEET OF THE WEST HALF OF SAID LOT 5, THENCE NORTH 01 DEGREES 26 MINUTES 51 SECONDS, ALONG SAID WEST LINE 99.52 FEET TO THE NORTH LINE OF SAID LOT 5; THENCE NORTH 88 DEGREES 22 MINUTES 33 SECONDS EAST, ALONG SAID NORTH LINE, 10.07 FEET TO THE POINT OF BEGINNING, CONTAINING 1,000 SQUARE FEET, 0.0230 ACRES MORE OR LESS, WITH THE TOTAL AREA OF ALL SAID ABOVE PARCELS DESCRIBED BEING 2,837 SQUARE FEET OR 0.0652 ACRES, MORE OR LESS.

SECTION 3. The dedications and openings for public way are accepted upon the express condition that the Developer shall construct all areas of the newly dedicated and opened

alley, and file in the City Treasury of the City of Chicago, a security deposit in the amount sufficient to defray the costs of establishing the new ally including paving and curb returns, and constructing the said alley, said alley being constructed according to 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 Developer in the Duty to Build Agreement hereto attached as **EXHIBIT C**, and hereby made a part of this ordinance. 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.

SECTION 4. The dedications and openings herein provided for are 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 Clerk of Cook County, Illinois, Recordings Division, a certified copy of this ordinance, together with the attached full-sized plats approved by the Chicago Department of Transportation's Superintendent of Maps and Plats.

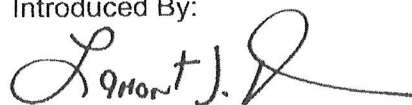
SECTION 5. This ordinance shall take effect and be in force from and after its passage and approval. The dedications and openings shall take effect and be in force from and after the recording of the approved ordinance and approved plats.

Dedications & Openings Approved:



Gia Biagi
Commissioner
Department of Transportation

Introduced By:



Honorable Lamont Robinson
Alderman, 4TH Ward

CDOT File Number:

10-04-23-4036
