

COMMERCIAL 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 properties at 201-231 N. Halsted Street, 727-741 W. Fulton Street, and 724-740 W. Lake Street, Chicago, Illinois, are owned by Lake Concord, LLC ("Owner"); and

WHEREAS, Owner has plans to use the to-be-vacated street described below for loading and parking; and

WHEREAS, the City Council of the City of Chicago, after due investigation and consideration, has determined that the nature and extent of the public use and the public interest to be subserved is such as to warrant the vacation of the public street described below; now therefore,

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

SECTION 1. VACATION OF: THAT PART OF W. WALTON STREET A FORTY FOOT WIDE PUBLIC RIGHT OF WAY IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN AND DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHWEST CORNER OF LOT 14 IN CANAL TRUSTEE'S SUBDIVISION OF LOTS AND BLOCKS RECORDED AUGUST 31, 1848, ANTE-FIRE, RE-RECORDED APRIL 9, 1872 AS DOCUMENT NUMBER 23136, AND RE-RECORDED SEPTEMBER 24, 1877 AS DOCUMENT NUMBER 151607; THENCE NORTH 89 DEGREES 55 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF PART OF LOT 9 AND LOTS 10 THROUGH 14 IN CANAL AND TRUSTEES SUBDIVISION AFORESAID AND THE EASTERLY EXTENSION THEREOF, BEING ALSO THE NORTH LINE OF W. WALNUT STREET, 151.30 FEET TO A POINT ON A LINE 1 FOOT EAST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 10; THENCE SOUTH 00 DEGREES 25 MINUTES 00 SECONDS EAST ALONG THE SOUTHERLY EXTENSION OF THE OF THE LAST DESCRIBED LINE, 40.00 FEET TO A POINT ON THE NORTH LINE OF LOTS 15 THROUGH 20 IN CANAL AND TRUSTEE'S SUBDIVISION AFORESAID, BEING ALSO THE SOUTH LINE OF W. WALNUT STREET; THENCE SOUTH 89 DEGREES 55 MINUTES 00 SECONDS WEST ALONG SAID NORTH LINE OF LOTS 15 THROUGH 20, BEING ALSO THE SOUTH LINE OF WALNUT STREET, 151.39 FEET TO THE NORTHWEST CORNER OF SAID LOT 15 ALSO BEING THE EAST LINE OF N. HALSTED STREET; THENCE NORTH 00 DEGREES 17 MINUTES 00 SECONDS WEST 40.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. SAID ABOVE DESCRIBED PARCEL CONTAINING 6,054 SQUARE FEET OR 0.139 ACRES, MORE OR LESS, as shaded and legally described by the words "HEREBY VACATED" on the plat hereto attached as **EXHIBIT A, 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 vacation. For recording purposes, the property index numbers and addresses of the properties adjacent to the to-be-vacated public right of way, are attached hereto as **EXHIBIT B** and incorporated by this reference.

SECTION 2. The vacation herein provided for is further made upon the express condition that the owner shall comply with all the conditions set forth in the Department of Water Management letter dated October 6, 2025, and attached hereto as **Exhibit C**.

SECTION 3. The vacation herein provided for is made upon the express condition that within 180 days after the passage of this ordinance, Owner shall pay or cause to be paid to the City of Chicago as compensation for the benefits which will accrue to the owner of the property abutting said public alleys hereby vacated the sum _____ dollars (\$ _____), which sum in the judgment of this body will be equal to such benefits.

SECTION 4. The vacation herein provided for is made upon the express condition that within 180 days of the City Council passage of this ordinance and its related plat, Owner shall pay to the City Treasury of the City of Chicago, a quoted security deposit equal to the costs of Owner's work to 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. Upon completion of work, a request for final field inspection and approval of the Owner'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 5. The vacation herein provided for is made under the express condition that Owner, and its successors and assigns, shall hold harmless, indemnify and defend the City of Chicago from all claims related to said vacation.

SECTION 6. The vacation herein provided for is further made upon the express condition that within one hundred eighty (180) days after the passage of this ordinance, Owner 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 7. 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 recording of the published ordinance and approved plat.

Vacation Approved:



**William Cheaks, Jr.
Commissioner
Department of Transportation**

Introduced by:



**Honorable Walter R. Burnett
Alderman, 27th Ward**

CDOT File Number:

09-21-25-4100