

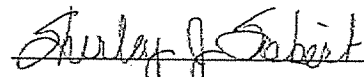
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FRED BUCHOLZ, RECORDER
DUPAGE COUNTY ILLINOIS
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DOCUMENT # R2019-077140

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, Shirley J. Siebert, City Clerk of Wood Dale, Illinois DO HEREBY CERTIFY that as such City Clerk and keeper of the records, that the foregoing is a true and correct copy of Ordinance **#O-19-017 AN ORDINANCE VACATING WASHINGTON STREET (SOUTH OF BEINORIS DRIVE BETWEEN N. CENTRAL AVENUE AND N. WOOD DALE ROAD)** Passed to The City Of Wood Dale, Dupage County, Illinois, IN WITNESS WHEREOF, I have hereunto Subscribed my name and affixed the seal of the City of Wood Dale, this 20TH day of June, 2019.


Shirley J. Siebert, City Clerk

SEAL



Submitted/Prepared By:
(Bond, Dickson & Conway)
Mary E. Dickson
400 S. Knoll Street, Unit C
Wheaton, IL 60187

ORDINANCE NO. O-19-17

**AN ORDINANCE VACATING WASHINGTON STREET
(South of Beinoris Drive between N. Central Avenue and N. Wood Dale Road).**

WHEREAS, the City of Wood Dale (the "City") is a body politic and corporate, organized and existing pursuant to the Illinois Municipal Code, 65 ILCS 5/1-1-1 *et seq*; and

WHEREAS, on June 20, 2019, the Corporate Authorities of the City authorized the annexation of certain property ("Property") to the City described as follows:

Lot 1 in Wood Dale Highland Garden Lots, being a subdivision in the North half of section 10, township 40 North, Range 11, East of the third principal meridian, according to the plat thereof recorded June 17, 1946, as document 500132 in DuPage County, Illinois.

Lot 2 in Wood Dale Highland Gardens Lots in the northwest 1/4 of section 10, township 40 North, Range 11, East of the third principal meridian, according to the plat recorded June 7, 1946 as document 500132, in DuPage County, Illinois.

Lot 3 in Wood Dale Highland Garden Lots, being a subdivision in the North 1/2 of section 10, township 40 North, Range 11, East of the third principal meridian, according to the plat thereof recorded June 17, 1946 as document 500132, in DuPage County, Illinois.

Lot 4 in Wood Dale Highland Garden Lots, being a subdivision in the North 1/2 of section 10, township 40 North, Range 11, East of the third principal meridian, according to the plat thereof recorded June 17, 1946 as document 500132, in DuPage County, Illinois.

Lot 5 in Wood Dale Highland Garden Lots, being a subdivision in the North 1/2 of section 10, township 40 North, Range 11, East of the third principal meridian, according to the plat thereof recorded June 17, 1946 as document 500132, in DuPage County, Illinois.

Lot 6 in Wood Dale Highland Garden Lots, being a subdivision in the North half of section 10, township 40 North, Range 11, East of the third principal meridian, according to the plat thereof recorded June 17, 1946 as document 500132, in DuPage County, Illinois.

Lot 7 in Wood Dale Highland Gardens Lots, being a subdivision of lots 10 and 11 in Addison township supervisor's assessment plat No. 9, being a part of the North 1/2 of section 10, township 34 North, Range 11, East of the third principal meridian, according to the plat of Wood Dale highlands garden lots recorded June 17, 1976 as document 500132, in DuPage County, Illinois.

Lot 8 in Wood Dale Highland Gardens Lots in the northwest 1/4 of section 10, Township 40 North, Range 11, East of the third principal meridian, according to the plat recorded June 7, 1946 as document 500132, in DuPage County, Illinois.

Lot 9 in Wood Dale Highland Garden lots, being a subdivision of lots 10 and 11 in Addison township supervisor's assessment plat No. 9 being a part of section 10, Township 40 North, Range 11, East of the third principal meridian, according to the plat of Wood Dale Highland Garden Lots recorded June 17, 1946, as document No. 500132 in DuPage County, Illinois.

Lot 10 in Wood Dale Highland Garden Lots, being a subdivision in the North 1/2 of Section 10, township 40 North, Range 11, East of the third principal meridian according to the plat thereof recorded June 17, 1946, as document number 500132, in DuPage County, Illinois.

Lot 11 in Wood Dale Highland Garden Lots, being a subdivision of lots 10 and 11 in Addison township supervisor's assessment plat No. 9, being a part of the North half of section 10, township 40 North, Range 11, East of the third principal meridian, according to the plat of Wood Dale highland garden lots recorded June 17, 1946, as document 500132, in DuPage County, Illinois.

Lot 12 in Wood Dale Highland Garden Lots, being a subdivision in the North 1/2 of Section 10, township 40 North, Range 11, East of the third principal meridian, according to the plat thereof recorded June 17, 1946 as document 500132, in DuPage County, Illinois.

Lot 13 in Wood Dale Highland Garden Lots, being a subdivision in the north 1/2 of Section 10, township 40 North, Range 11, East of the third principal meridian, according to the plat thereof recorded June 17, 1946 as document 500132, in DuPage County, Illinois.

Lots 14 and 15 in Wood Dale Highland Garden Lots, being a subdivision of lots 10 and 11 in Addison township supervisors assessment plat No.9, being a part of the North 1/2 of section 10, township 40 North, Range 11, East of the third principal meridian, according to the plat of said wood dale highland garden Lots, recorded June 17, 1946 as document 500132, in DuPage County, Illinois.

Lot 16 in Wood Dale Highland Garden subdivision, subdivision of lots 10 and 11 in Addison township supervisors assessment plat No. 9 in the northwest quarter of section 10, township 40 North, Range 11, East of the third principal meridian, in DuPage County, Illinois.

Lot 17 in Wood Dale Highland Garden Lots, being a subdivision in the North 1/2 of Section 10, township 40 North, Range 11, East of the third principal meridian, according to the plat thereof recorded June 17, 1946 as document 500132, in DuPage County, Illinois.

Lot 18 in Wood Dale Highland Garden Lots, being a subdivision of lots 10 and 11 in Addison township supervisors assessment plat No. 9, being a part of the North 14 of section 10, township 40 North, Range 11, East of the third principal meridian, according to the plat of Wood Dale Highland Garden Lots recorded June 17, 1946 as document number 500132 in DuPage County, Illinois.

Lot 19 in Wood Dale Highland Garden Lots, being a subdivision of lots 10 and 11 in Addison township supervisor's assessments plat No.9, being a part of the North 1/2 of section 10, township 40 North, Range 11, East of the third principal meridian, according to the plat of Wood Dale Highland Garden Lots recorded June 17, 1946 as document 500132, in DuPage County, Illinois.

Lot 20 in Wood Dale Highland Garden Lots, being a subdivision of lots 10 and 11 in Addison township supervisors assessment plat No. 9, being a part of the North 1/2 of section 10, township 40 North, Range 11, East of the third principal meridian, according to the plat of Wood Dale Highland Garden Lots recorded June 17, 1946, as document 500132, in DuPage County, Illinois.

Consisting of PINs: 03-10-107-009; 03-10-107-010; 03-10-107-008; 03-10-107-007; 03-10-107-005 and -004; 03-10-107-002; 03-10-106-007; 03-10-106-009; 03-10-106-010; 03-10-106-015; 03-10-106-013; 03-10-106-008; 03-10-106-011; 03-10-107-006; 03-10-107-003; 03-10-107-001; 03-10-106-006; 03-10-106-012; and 03-10-106-014)

("Subject Property"); and

WHEREAS, in annexing the Property, the City also annexed a right of way commonly identified as Washington Street, south of Beinoris Drive between N. Central Avenue and N. Wood Dale Road, which provides ingress/egress to the properties identified herein; and

WHEREAS, Section 11-91-1 of the Illinois Municipal Code, 65 ILCS 5/11-91-1, provides that the Corporate Authorities of a municipality may by ordinance vacate any street or alley, or part thereof, within their jurisdiction after determining that the public interest will be subserved by said vacation; and

WHEREAS, Section 11-91-2 of the Illinois Municipal Code, 65 ILCS 5/11-91-2, provides that upon the vacation of a street, or any part thereof, by virtue of any ordinance of any municipality, title to the land included therein will vest in the then owners of the land abutting thereon; and

WHEREAS, CH Realty VIII/I Chicago Washington St., L.L.C. ("CH Realty"), is the owner of the Property, all of which abuts Washington Street to be vacated; and

WHEREAS, CH Realty has petitioned the City to vacate said Street as part of its redevelopment of the Property, and to rezone the Property, upon annexation from R-1 Estate Residential to the Business Park Sub-area of the Thorndale Corridor Corporate Overlay District (with application of the Business Park Block H development standards) with underlying I-1 Light Industrial zoning to permit construction of a single industrial building, construction of which incorporates the land upon which the Street lies; and

WHEREAS, said vacation will not materially impair access to any property owner; and

WHEREAS, the City Council finds that the Street is of no further use to the City; and

WHEREAS, the City Council finds that the public interest will be subserved by vacating said Street, particularly when such vacation will serve to allow a major redevelopment of the Property encompassing the Street and considering the relief to the public from further burden and responsibility of maintaining the Street herein vacated; and

WHEREAS, the City Council finds that the City and its residents will benefit from the redevelopment of the property encompassing the Street, which development will bring in property tax revenue and employment, and that this benefit is just and adequate compensation for the benefit which will accrue to CH Realty by reason of the vacation of the Street.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WOOD DALE, DUPAGE COUNTY, ILLINOIS as follows:

SECTION ONE: That the recitals set forth herein are incorporated herein by reference.

SECTION TWO: That this Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called, of three-fourths of all the aldermen then holding office (6 of 8) of the City of Wood Dale, at a duly called meeting of the City Council.

SECTION THREE: That by this vote, the City Council hereby vacates Washington Street, subject to the terms set forth in this Ordinance as it abuts the Property described herein.

SECTION FOUR: Upon vacation of the above described Street, title to the property on which the Street is located shall vest in CH Realty VIII/I Chicago Washington St., L.L.C. While the land abutting the Street has been approved for consolidation into one lot of record, the current permanent index numbers, and addresses of the land abutting the Street described above is currently as follows:

6N652 Central	03-10-107-009
6N550 Central	03-10-107-010
17W475 Washington	03-10-107-008
17W489 Washington	03-10-107-007
17W527 Washington	03-10-107-005 and 03-10-107-004
17W539 Washington	03-10-107-002
17W550 Washington	03-10-106-007
17W522 Washington	03-10-106-009
17W520 Washington	03-10-106-010
6N606 Central	03-10-106-015
17W476 Washington	03-10-106-013
17W540 Washington	03-10-106-008
17W510 Washington	03-10-106-011
17W511 Washington	03-10-107-006
17W537 Washington	03-10-107-003

Lot 11 Washington	03-10-107-001
17W570 Washington	03-10-106-006
17W486 Washington	03-10-106-012
6N606 Central	03-10-106-014

SECTION FIVE: That the vacation of Washington Street as depicted on the Final Plat of Subdivision, approved by the Corporate Authorities of the City as Resolution No. R-19-21, is approved and said Final Plat shall serve to memorialize the vacation of Washington Street as authorized herein.

SECTION SIX: That the City Clerk of the City of Wood Dale is hereby directed to publish this Ordinance in pamphlet form, pursuant to the Statutes of the State of Illinois, made and published, and also to file in the Office of the Recorder of DuPage County, Illinois a certified copy of this Ordinance.

SECTION SEVEN: That all ordinances or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed.

SECTION EIGHT: That this Ordinance shall be in full force and effect from and after its passage, approval and publication in the manner provided by law.

PASSED this 20th day of June, 2019

AYES: 7

NAYS: 0

ABSENT: 2

APPROVED this 20th day of June, 2019

SIGNED: Annunziato Pulice
Annunziato Pulice, Mayor

ATTEST: Shirley J. Siebert
Shirley J. Siebert, City Clerk

Published in pamphlet form June 20, 2019