
**THE CITY OF BLUE ISLAND
COOK COUNTY, ILLINOIS**

**ORDINANCE
NUMBER 2021- 045**

**AN ORDINANCE AUTHORIZING THE VACATION OF AN
ALLEY IN THE BLUE ISLAND RIDGE SUBDIVISION IN
THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS**

**FRED BILOTTO, Mayor
RAEANN CANTELO-ZYLMAN, City Clerk
JAIRO FRAUSTO, City Treasurer**

**DEXTER JOHNSON
LUIZ MONTOYA
NANCY RITA
BILL FAHRENWALD
GABRIEL McGEE
CANDACE CARR
JOSH ROLL**

Aldermen

**Published in pamphlet form by authority of the Mayor and City Clerk of the City of Blue Island on 9/28/21
City of Blue Island – 13051 Greenwood Avenue, Blue Island, IL 60406**

ORDINANCE NUMBER 2021-045

**AN ORDINANCE AUTHORIZING THE VACATION OF AN
ALLEY IN THE BLUE ISLAND RIDGE SUBDIVISION IN
THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS**

WHEREAS, the City of Blue Island, Cook County, Illinois (the “*City*”) is a duly organized and existing City created under the provisions of the laws of the State of Illinois and operating under the provisions of the Illinois Municipal Code, and all laws amendatory thereof and supplementary thereto, with full powers to enact ordinances and adopt resolutions for the benefits of the residents of the City; and

WHEREAS, the Illinois Municipal Code, 65 ILCS 5/11-91-1, *et seq.*, (the “*Code*”), authorizes the Mayor and Aldermen of the City of Blue Island (the “*Corporate Authorities*”) to determine whether or not the public interest is served by vacating any street or alley, or part thereof, within its corporate boundaries, by an ordinance duly adopted by an affirmative vote of three-fourths of the trustees/aldermen then holding office; and

WHEREAS, the Code further authorizes the corporate authorities to vacate a street or alley, or part thereof, to an owner of a particular parcel or parcels of property abutting upon the street or alley, or part thereof so vacated, if appropriate compensation in the judgment of the corporate authorities is paid to the City; and

WHEREAS, the City owns an undeveloped or underdeveloped 3,463 square foot portion of an alley in the Blue Island Ridge Subdivision (the “*Alley Property*”), which is legally described on Exhibit A, a copy of which is attached hereto and made a part hereof; and

WHEREAS, Chicago Title Land Trust #02017 (the “*Owner*”), owns property southwest of and adjacent to the Alley Property, identified by permanent index numbers (PINs) 25-30-131-038-0000 and 25-30-131-044-0000 (collectively, the “*Lot Property*”); and

WHEREAS, the Owner has agreed to dedicate an 896 square foot portion of the Lot Property, which is legally described on Exhibit B, a copy of which is attached hereto and made a part hereof, to the City as compensation for the vacation of the Alley Property; and

WHEREAS, in consideration for the alley vacation the Owner has also agreed to beautify and landscape both Tower Car Wash locations in the City of Blue Island; and

WHEREAS, in consideration for the alley vacation the Owner has additionally agreed to resubmit to IDOT, no later than one year from the date of passage of this ordinance, the plan for the existing sidewalk/driveway at the north entrance of the property, which must be removed and replaced due to damage and deterioration; and

WHEREAS, the Mayor and Aldermen of the City find that the consideration to be paid to the City by the Owner for the Alley Property is just and adequate compensation to the City; and

WHEREAS, the Corporate Authorities have reviewed the benefits derived by the public in the maintenance and preservation of the Alley Property and those benefits derived from the vacation, conveyance and development of the Alley Property by the Owner; and

WHEREAS, the Mayor and Aldermen of the City find that the Alley Property is no longer necessary, appropriate, required for the use of, profitable to or serves any viable use to the City; and

WHEREAS, the Mayor and Aldermen of the City find that the vacation of the Alley Property will not eliminate sole access to any adjacent property owner, as continued access to currently used rights-of-way remain open and available; and

WHEREAS, it is the intent of the Mayor and the Aldermen of the City to vacate the Alley Property, as described and depicted on the Plat of Vacation, a copy of which is attached hereto and made a part hereof as Exhibit C, and to convey all of the vacated Alley Property to the Owner, so

that the Owner acquires title to all of the vacated Alley Property legally described and depicted on the Plat of Vacation; and

WHEREAS, it is in the intent of the Owner to dedicate a portion of the Lot Property, as described and depicted on the Plat of Dedication, a copy of which is attached hereto and made a part hereof as Exhibit D, and to convey a portion of the Lot Property to the City, so that the City acquires title to all the dedicated Lot Property legally described and depicted on the Plat of Dedication; and

WHEREAS, the Mayor and Aldermen of the City find that it is in the public interest to authorize the vacation and conveyance of the Alley Property to the Owner; and

WHEREAS, the Mayor and Aldermen of the City have determined it is in the best interests of the health, safety and welfare of the City to vacate the Alley Property to the Owner.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Aldermen of the City of Blue Island, Cook County, Illinois, as follows:

Section 1. That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

Section 2. The Mayor and Aldermen of the City find and determine that it is necessary and desirable to provide for the purposes set forth herein and that the adoption of this Ordinance is in the best interest of the health, safety and welfare of the residents of the City.

Section 3. That the Plat of Vacation, a copy of which is attached hereto and made a part hereof as Exhibit C, is hereby authorized and approved and that the Alley Property described and depicted on the Plat of Vacation be and is hereby vacated in its entirety to the Owner, subject to the conditions set forth herein.

Section 4. The vacation of the Alley Property is specifically being made upon the condition that the Owner shall convey a portion of the Lot Property, as described in Exhibit C, to the City as compensation for the Alley Property in addition to the suppletory guarantees made by the Owner and described herein.

Section 5. The officials, officers, employees, and attorneys of the City are hereby authorized to take any such actions on the part of the City to ensure the conveyance of the Alley Property to the Owner and the conveyance of the dedicated Lot Property to the City.

Section 6. The City Clerk is hereby directed to file a copy of this Ordinance and the Plat of Vacation in the Office of the Recorder of Deeds of Cook County, Illinois.

Section 7. If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

Section 8. All ordinances, resolutions, motions, or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 9. This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

(Intentionally Left Blank)

ADOPTED this 28th day of **September, 2021**, pursuant to roll call as follows:

	YES	NO	ABSENT	PRESENT	ABSTAIN
Alderman JOHNSON	X				
Alderman MONTOYA	X				
Alderman RITA	X				
Alderman FAHRENWALD	X				
Alderman MCGEE			X		
Alderman CARR	X				
Alderman ROLL	X				
Mayor BILOTTO					
	6		1		

APPROVED by the Mayor on **September 28, 2021**.

FRED BILOTTO
MAYOR OF THE CITY OF BLUE ISLAND,
COUNTY OF COOK AND STATE OF ILLINOIS

ATTESTED and Filed in my office this
28th day of September, 2021.

RAEANN-CANTELO-ZYLMAN, CITY CLERK

PUBLISHED in pamphlet form this
28th day of September, 2021.

RAEANN CANTELO-ZYLMAN, CITY CLERK

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATE

I, RAEANN CANTELO-ZYLMAN, certify that I am the duly elected and acting Municipal Clerk of the City of Blue Island of Cook County, Illinois.

I further certify that on **September 28, 2021** the Corporate Authorities of such municipality passed and approved Ordinance No. **2021 - 045** Entitled:
AN ORDINANCE AUTHORIZING THE VACATION OF AN ALLEY IN THE BLUE ISLAND RIDGE SUBDIVISION IN THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS.

Which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. **2021 - 045** including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance posted in the municipal building commencing on **September 28, 2021** and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at Blue Island, Illinois, this **28th** day of **September, 2021**.

CORPORATE SEAL

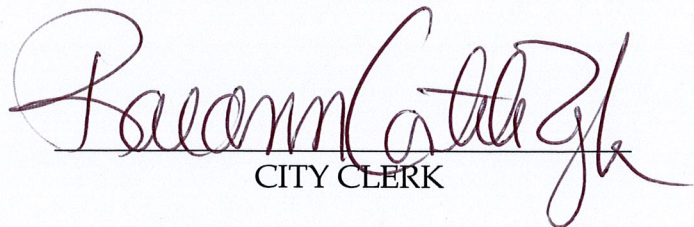

CITY CLERK

Exhibit A

THAT PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 6 IN BLUE ISLAND RIDGE SUBDIVISION BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3rd, 1919 AS DOCUMENT NUMBER 6565166; THENCE NORTH 88 DEGREES 17 MINUTES 32 SECONDS EAST ALONG THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID LOT 6, FOR A DISTANCE OF 76.00 FEET; THENCE SOUTH 37 DEGREES 09 MINUTES 33 SECONDS WEST, 65.59 FEET TO A POINT ON THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID LOT 6; THENCE SOUTH 88 DEGREES 17 MINUTES 42 SECONDS WEST, 15.09 FEET TO A POINT ON THE WEST LINE OF LOT 17 IN SAID BLUE ISLAND RIDGE SUBDIVISION; THENCE SOUTH 01 DEGREES 25 MINUTES 50 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 17, FOR A DISTANCE OF 18.83 FEET; THENCE SOUTH 37 DEGREES 09 MINUTES 33 SECONDS WEST, 32.06 FEET TO A POINT ON THE EAST LINE OF LOT 7 IN SAID BLUE ISLAND RIDGE SUBDIVISION, THENCE NORTH 01 DEGREES 25 MINUTES 50 SECONDS WEST ALONG THE EAST LINES OF SAID LOTS 6 AND 7, FOR A DISTANCE OF 94.87 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Exhibit C

Plat of Vacation
(see attached)

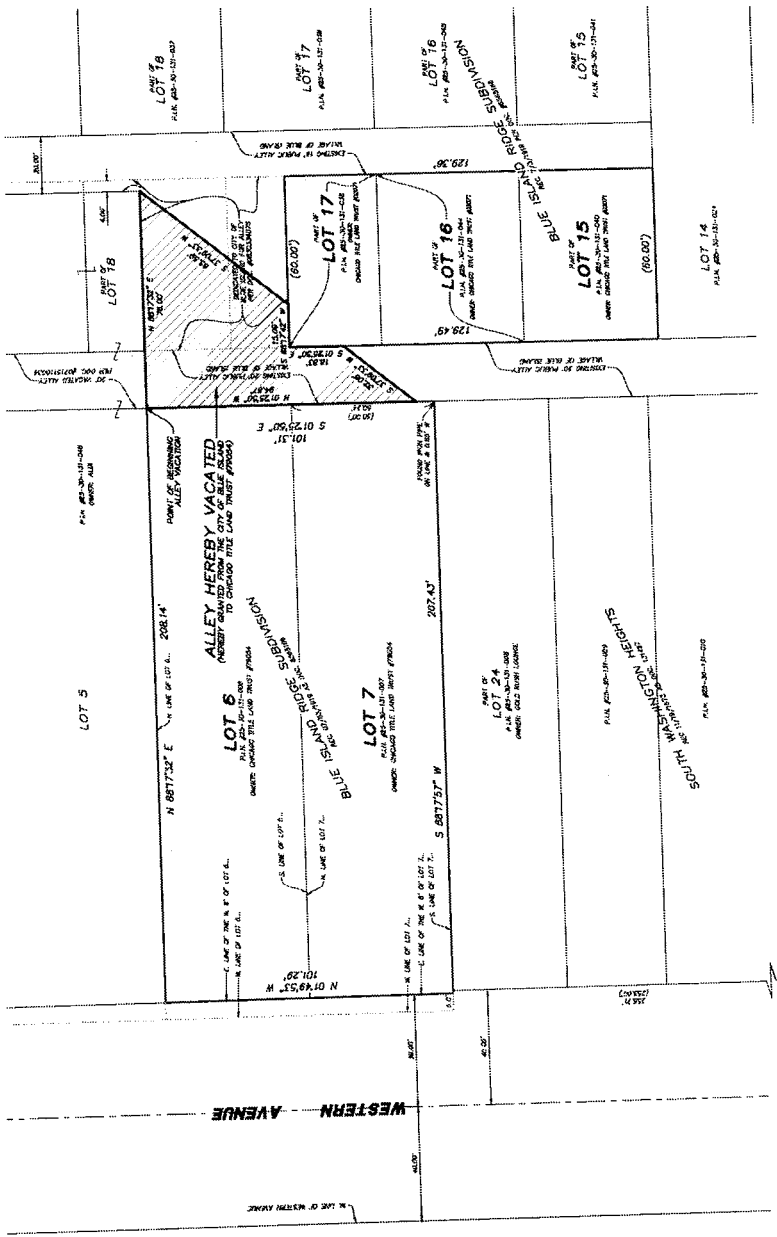


TO:	ISSUE:
DATE:	
CLIENT:	
PROJECT:	
DRAWN BY:	
CHECKED BY:	
DATE:	

IT APPEARS THAT COMMENTS RELATED TO THE REVIEW OF THIS PLAT HAVE BEEN ADDRESSED.

PLAT OF VACATION (ALLEY)

THAT PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DISCLOSED BY PARLORS, BEGINNING AT THE INTERSECT WITH WESTERN AVENUE, AND TO THE EAST AND NORTH OF SAID ALLEY, IS TO BE SET OFF AS A PUBLIC ALLEY, TO BE KNOWN AS THE "ALLEY HEREBY VACATED" (HEREINAFTER REFERRED TO AS "SAID ALLEY"). SAID ALLEY SHALL BE 12 FEET WIDE AT THE EASTERN AND WESTERN ENDS AND SHALL BE 10 FEET WIDE AT THE POINT OF BEGINNING. THE EASTERN AND WESTERN ENDS OF SAID ALLEY SHALL BE 10 FEET WIDE AT THE POINT OF BEGINNING. THE POINT OF BEGINNING SHALL BE THE INTERSECTION OF SAID ALLEY AND THE EAST LINE OF LOT 7, AND THE POINT OF BEGINNING SHALL BE THE INTERSECTION OF SAID ALLEY AND THE EAST LINE OF LOT 17. THE EAST LINE OF LOT 7 SHALL BE 10 FEET WIDE AT THE POINT OF BEGINNING. THE EAST LINE OF LOT 17 SHALL BE 10 FEET WIDE AT THE POINT OF BEGINNING. THE EAST LINE OF LOT 7 SHALL BE 10 FEET WIDE AT THE POINT OF BEGINNING. THE EAST LINE OF LOT 17 SHALL BE 10 FEET WIDE AT THE POINT OF BEGINNING.



THE PUBLIC ALLEY BEING VACATED IS TO BE DISTRIBUTED IN THE ENVIRONMENT OF THE FOLLOWING PARCELS AS IDENTIFIED BY THEIR P.L.:

- P.L. 89-30-13-009
- P.L. 89-30-13-009
- P.L. 89-30-13-009

WITH NO REVERSION INTEREST BEING PROVIDED TO THE FOLLOWING PARCELS IDENTIFIED BY THEIR P.L.:

- 89-30-13-046

APPROVED BY THE MAYOR AND THE CITY OF BLUE ISLAND JUNIORS AT A MEETING HELD THE _____ DAY OF _____ 201__ AT HOPEMAN SQUARE, ILLINOIS.

BY: _____ MAYOR

ATTEST: _____ CITY CLERK

THE CITY OF BLUE ISLAND HAS COMPLETED THIS MAP ON BEHALF OF THE BOARD OF PLANNING AND ZONING COMMISSIONERS. THE BOARD OF PLANNING AND ZONING COMMISSIONERS HAS REVIEWED THIS MAP AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE ZONING ORDINANCES OF THE CITY OF BLUE ISLAND, ILLINOIS.

APPROVED AND ADOPTED BY THE BOARD OF PLANNING AND ZONING COMMISSIONERS OF THE CITY OF BLUE ISLAND, ILLINOIS, THIS _____ DAY OF SEPTEMBER, 201__.

ATTEST: _____ CITY CLERK

STATE OF ILLINOIS)
 COUNTY OF COOK) 54

EXHIBIT NO. _____
 I, _____, being duly sworn, depose and say that I am the owner of the property described in the foregoing plat, and that the same is a true and correct copy of the original plat as the same appears of record in the office of the County Clerk of Cook County, Illinois, and that the same is a true and correct copy of the original plat as the same appears of record in the office of the County Clerk of Cook County, Illinois, and that the same is a true and correct copy of the original plat as the same appears of record in the office of the County Clerk of Cook County, Illinois.

SWORN to and subscribed before me this _____ day of _____, 201__.

 Notary Public in and for the State of Illinois, My Commission Expires _____

VAC-1
 SHEET 1 OF 1
 PLAT OF VACATION

Exhibit D

Plat of Dedication
(see attached)

